



94 Ffordd Yr Afon, Swansea, SA4 4QA
Offers In Excess Of £175,000



A lovely three bedroom terraced town house situated in Ffordd Yr Afon, Bryngwyn Village, Gorseinon.

The ground floor consists of entrance hallway, shower/room, third bedroom and utility room with stairs leading to the first floor with a modern kitchen diner and L shaped lounge. Two further bedrooms with en-suite to master and family bathroom are situated on the top floor.

Outside is a driveway to front with integral garage and an enclosed rear garden that has been mainly laid to lawn.

Must be seen!!

Entrance

Entered via a double glazed door into:

Hallway

Tiled floor, coving to ceiling, stairs to first floor, door to storage cupboard, doors to:

Shower Room

3'5" x 9'9" (1.06 x 2.98)

Fitted with a three piece suite comprising of shower, W.C and wash hand basin, obscure uPVC double glazed window, part tiled walls, tiled floor, radiator, extractor fan.

Bedroom Three

8'4" x 11'2" (2.56 x 3.42)

uPVC double glazed window, radiator, wood effect laminate flooring, coving to ceiling.

Utility Room

7'10" x 7'8" (2.41 x 2.35)

Fitted with a range of wall and base units with work surface over, plumbing for washing machine, sink with drainer and mixer tap, tiled floor, uPVC double glazed door, uPVC double glazed window, radiator, wall mounted boiler, space for tumble dryer, extractor fan.

Landing

Stairs to first floor, coving to ceiling, doors to:





Kitchen/Diner

16'9" x 12'0" (5.12 x 3.68)

Fitted with a range of wall and base units with work surface over, space for fridge/freezer, stainless steel sink with drainer and mixer tap, four ring gas hob with extractor fan over and electric oven under, part tiled walls, wood effect laminate flooring, extractor fan over radiator.

Lounge

13'10" x 16'9" (4.24 x 5.12)

uPVC double glazed windows x2, radiator, coving to ceiling



Landing

Coving to ceiling, access to loft, door to airing cupboard housing water tank, doors to:

Bathroom

7'6" x 7'9" (2.30 x 2.37)

Fitted with a three piece suite comprising bath, W.C and wash hand basin, part tiled walls vinyl flooring, electric shaver point, uPVC double glazed window.

Bedroom Two

8'11" x 13'6" (2.74 x 4.13)

uPVC double glazed window, radiator, coving,

Bedroom One

12'10" x 10'9" (3.93 x 3.28)

uPVC double glazed window, radiator, coving, door to:

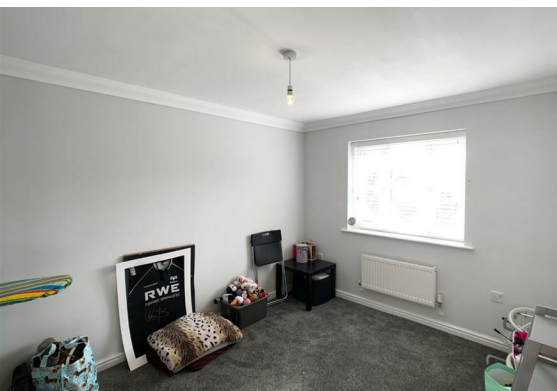
En-suite

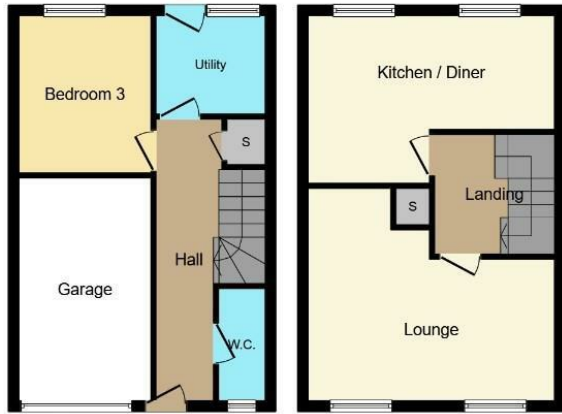
3'6" x 7'3" (1.08 x 2.21)

Fitted with a three-piece suite comprising of shower, W.C. and wash hand basin, part tiled walls, tiled floor, radiator, extractor fan, uPVC double glazed window.

External

This lovely home boasts an integral garage and an enclosed rear garden that has been mainly laid to lawn.



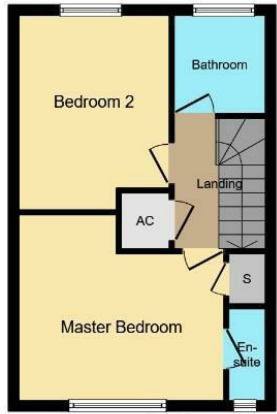


Ground Floor

Floor area 24.0 sq. m. (258 sq. ft.) approx

First Floor

Floor area 36.0 sq. m. (388 sq. ft.) approx



Second Floor

Floor area 36.0 sq. m. (388 sq. ft.) approx

Total floor area 96.0 sq. m. (1,033 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	84
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
	EU Directive 2002/91/EC		

Viewing

Please contact our No. 86 Estate Agency Office on 01792 348200 if you wish to arrange a viewing appointment for this property or require further information.

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