



4 Lon Iorwg, Sketty, Swansea, SA2 9EN

£260,000

A three bedroom detached property in a location, with excellent local schools, Tycoch college & other amenities, to include Sketty and Tycoch shops, Singleton Hospital, Swansea University & Singleton Park. The accommodation comprises to the ground floor, of an entrance porch, hallway, lounge, kitchen/dining room, bathroom and wc. On the first floor you will find three bedrooms and a wc. The property benefits from gas heating, double/triple glazing, driveway and enclosed rear garden. EPC Rating - E.

The Accommodation Comprises

Ground Floor

Porch

Entered via double glazed door to side, double glazed windows to front and side, door to the hallway.

Hall

Staircase to first floor, storage cupboard, radiator.

Lounge 17'1" x 12'6" (5.21m x 3.82m)



Triple glazed windows to front and side, radiator.

Kitchen/Dining Room 11'9" x 25'10" (3.57m x 7.88m)



Fitted with a matching range of wall and base units, stainless steel sink unit with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in four ring gas with extractor hood over, two double glazed windows to rear, double glazed window to side, wall mounted gas fire with surround, radiator, part tiled flooring.

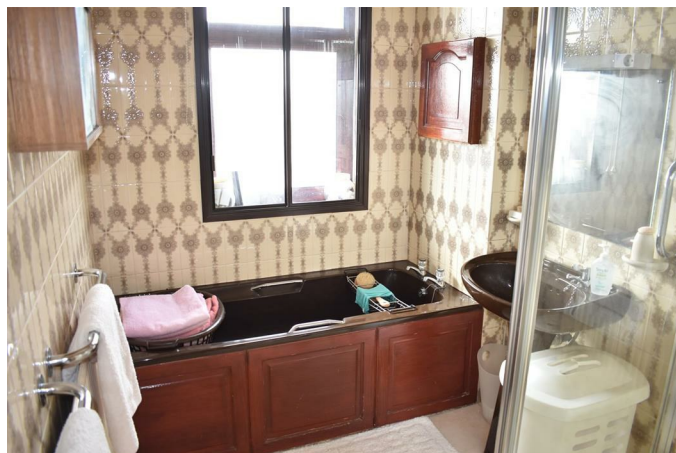
Inner Hall leading to the Bathroom

Door leading to the bathroom and w.c.

WC

WC. Frosted double glazed window to side.

Bathroom

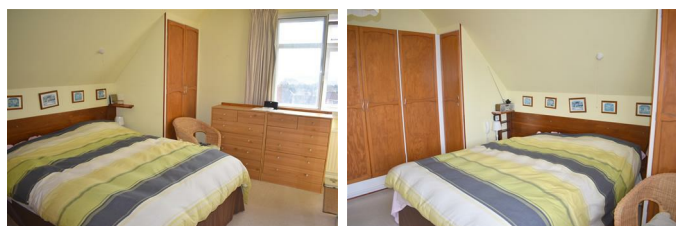


Three piece coloured suite comprising bath, wash hand basin and shower cubicle, tiled walls, double glazed window to front, radiator, tiled flooring.

First Floor

Landing

Bedroom 1 15'8" x 11'9" (4.78m x 3.58m)



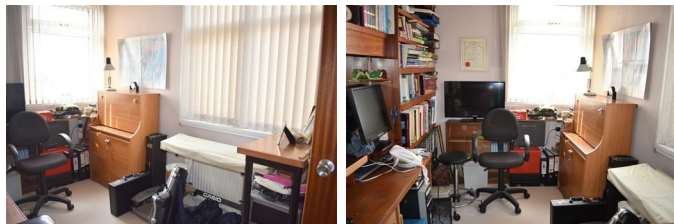
Triple window to front enjoying sea views, built-in wardrobes, wash hand basin, radiator.

Bedroom 2 10'2" x 14'11" (3.11m x 4.55m)



Double glazed window to rear, built-in wardrobes, wash hand basin, radiator.

Bedroom 3 12'1" x 7'2" (3.68m x 2.18m)



Triple glazed windows to front and side, radiator.

WC

Two piece suite comprising, wash hand basin and WC. Tiled splashback, half tiled walls, frosted double glazed window to rear.

Views



External



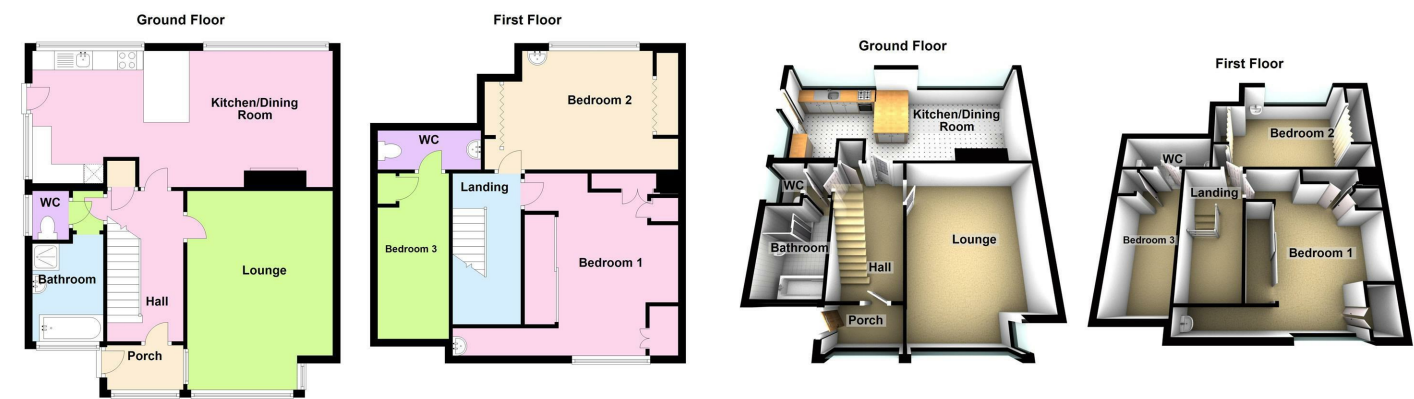
To the front of the property is a driveway and side gated access leading to the rear garden.

The rear garden is paved with a garage, garden shed and a greenhouse.

TENURE

The property is Leasehold, details to be confirmed.

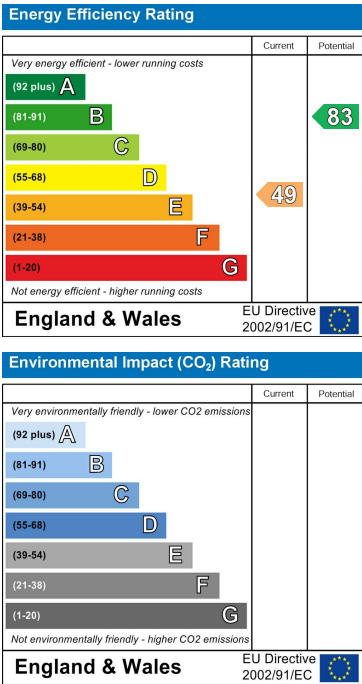
Floor Plan



Area Map



Energy Efficiency Graph



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