



## 67 Ffordd Ger Y Llyn, Tircoed Forest Village, Penllergaer, Swansea, SA4 9ZJ

**Offers Over £325,000**

Situated in a sought after development in Tircoed Forest Village, this charming detached house on Ffordd Ger Y Llyn offers a delightful blend of comfort and modern living. With four bedrooms, this property is perfect for families seeking a serene yet convenient lifestyle. Upon entering, you are greeted by a welcoming entrance hall that leads to the open-plan lounge seamlessly connects to the dining area. A door from the dining area leads to a bright conservatory, perfect for enjoying the garden views throughout the seasons. The extended kitchen/breakfast room is both functional and inviting, making it a wonderful spot for family meals. The first floor has four bedrooms, with the master bedroom featuring an en-suite for added privacy. The remaining three bedrooms share a well-designed shower room, ensuring ample facilities for family and guests alike. Outside, the property benefits from a driveway and gated access to the rear. The enclosed rear garden features a paved patio area, perfect for al fresco dining, alongside a well-maintained lawn, raised flower beds, and a handy garden shed for storage. This home is conveniently located near a local shop and offers excellent transport links to the M4. Families will appreciate the proximity to both primary and secondary schools, making this property an ideal choice for those looking to settle in a vibrant community. This delightful home truly offers a wonderful opportunity for comfortable living in a beautiful setting.



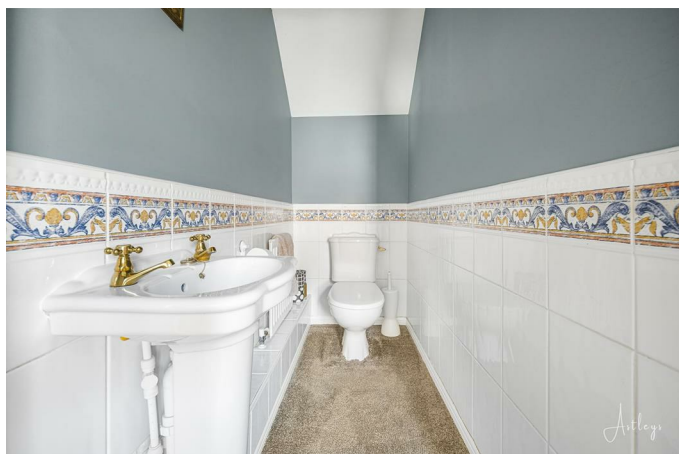
## The Accommodation Comprises

### Ground Floor

#### Hall

The hall is entered via a double glazed door to the front, providing an entrance to the property. It features a radiator and offers access to the WC and lounge.

#### WC



The downstairs WC is fitted with a two piece suite comprising a wash hand basin and WC. It features half-tiled walls and a radiator.

#### Lounge 17'7" x 10'7" (5.35m x 3.22m)



The lounge features a double glazed window to the front, staircase leads to the first floor, with a useful understairs storage cupboard. The room also includes

a radiator and is open plan to the dining area, creating a spacious and sociable living space.

#### Dining Area 8'9" x 10'7" (2.67m x 3.22m)



The dining area opens directly from the lounge, offering a seamless flow between spaces. It features a radiator and a door leading to the conservatory, making it ideal for both everyday dining and entertaining.

#### Another Aspect Of The Lounge/Dining Room



### Conservatory 10' x 8'4" (3.05m x 2.54m)



Double glazed construction with all, double glazed windows to side and rear, double door leading to the garden.

### Kitchen/Breakfast Room 25'4" (max) x 6'6" (max) (7.74m (max) x 2.00m (max))



The kitchen/breakfast room is fitted with a range of wall and base units, incorporating a sink and drainer set beneath a rear facing double glazed window that enjoys views over the garden. There is plumbing for a washing machine, space for a tumble dryer and fridge/freezer, Neff built-in eye-level electric oven with a five-ring gas hob and extractor fan over. Additional features include ceiling spotlights, a radiator, a double glazed window to the front, and a double glazed door providing access to the rear garden.

### Another Aspect Of The kitchen/Breakfast Room



### Landing

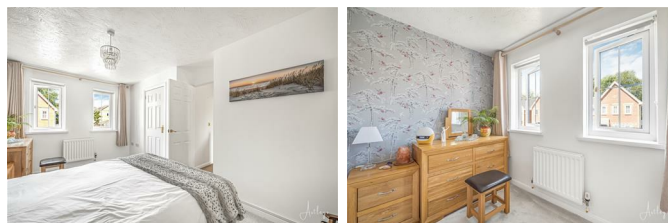
The landing provides access to the loft via a pull-down ladder. The loft is partly boarded and benefits from lighting, offering useful additional storage space and housing the boiler.

### Master Bedroom 15'5" x 8'10" (4.70m x 2.70m)



The master bedroom features twin double glazed windows to the front, allowing for plenty of natural light. It benefits from built-in wardrobes, radiator and a door leading to the en-suite.

### Another Aspect Of The Master Bedroom





### En-suite



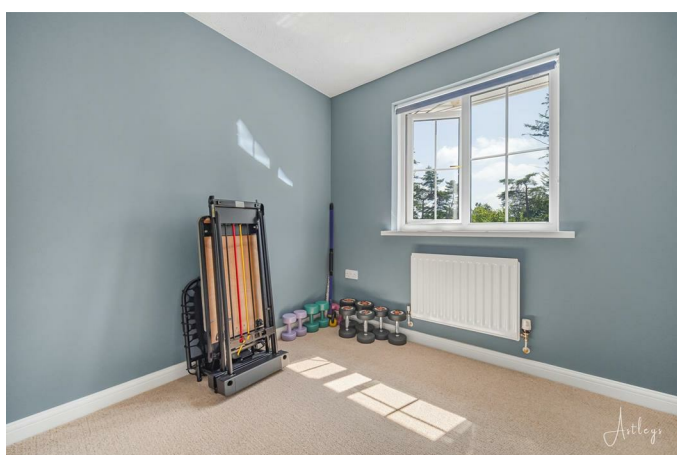
Wet room, with shower area, wash hand basin and WC. Heated towel rail, frosted double window to front.

### Bedroom 2 8'10" x 10'5" (2.70m x 3.18m)



Double glazed window to rear, built-in wardrobe, radiator.

### Bedroom 3 8'9" x 8'4" (2.68m x 2.56m)



Double glazed window to rear, built-in wardrobe, radiator.

### Bedroom 4 7'7" x 6'6" (2.32m x 2.00m)



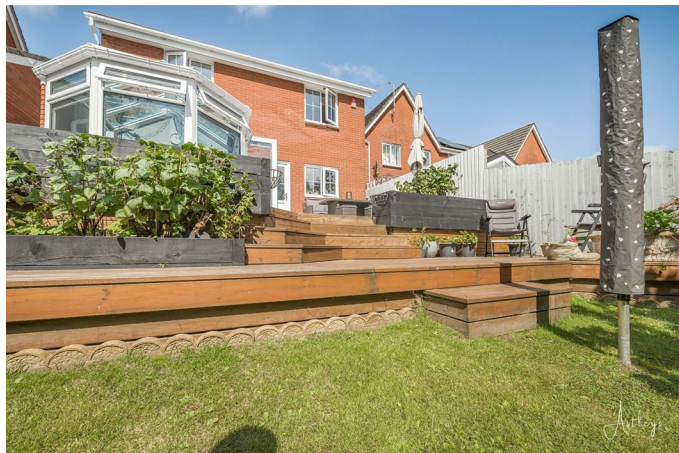
Double glazed window to front, radiator.

### Shower Room



Three piece suite comprising a double shower, wash hand basin and WC. Tiled wall and flooring, frosted double glazed window to side.

## External



To the front of the property is a driveway for 2 cars and side access to the rear garden.

To the rear is an enclosed garden featuring a paved patio area directly accessed from the conservatory, perfect for outdoor dining and entertaining. Steps lead up to a neatly lawned garden with raised planters and a decking seating area, ideal for relaxing in the sun. The garden also includes a level lawn section and a garden shed, providing useful outdoor storage.

## Rear Garden



## Rear Garden



## Rear Garden



## Aerial Images



## Agents Note

Tenure \_ Freehold

Council Tax Band - E

Service Charge - £134.00 a year (2025)

Services - Services - Mains electric. Mains sewerage. Mains Gas. Mains Meter.

Mobile coverage - EE Vodafone Three O2

Broadband - Basic - 3 Mbps Superfast 69 Mbps Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky

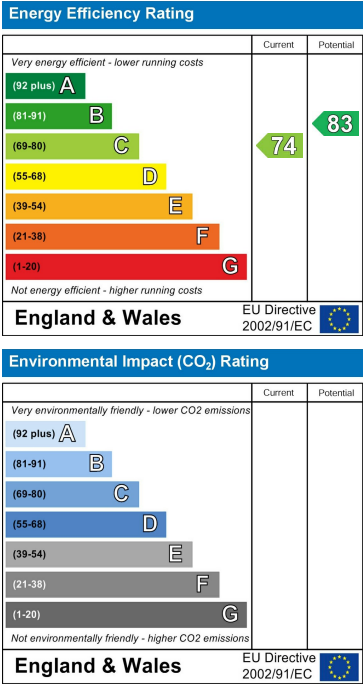
Floor Plan



Area Map



Energy Efficiency Graph



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