



## 15 Plas Cadwgan Road, Ynystawe, Swansea, SA6 5AG

**£225,000**

This traditional home boasts stunning far-reaching views from the front, creating a picturesque setting for family life. The area is particularly appealing to families, with well-regarded schools nearby, as well as essential amenities, Morriston Hospital, and the DVLA all within easy reach.

A charming semi-detached house located on Plas Cadwgan Road in the desirable suburb of Ynystawe, Swansea. For those who commute, the property offers excellent access to the M4 motorway, ensuring a straightforward journey to the City Centre and beyond. This combination of convenience and a tranquil residential atmosphere makes Ynystawe a highly sought-after location. The accommodation is thoughtfully arranged over two floors. On the ground floor, you will find an entrance hall, dining room and a comfortable sitting room, a well-equipped kitchen and a conservatory. The first floor comprises three bedrooms, a study and a family bathroom, offering ample room for family living and personal space. Externally, the property features a front garden and a driveway that provides access to the rear, enhancing the practicality of this lovely home. This semi-detached house is perfectly suited for family living, combining comfort, convenience, and a welcoming community atmosphere. We invite you to explore the potential of this delightful property in Ynystawe.



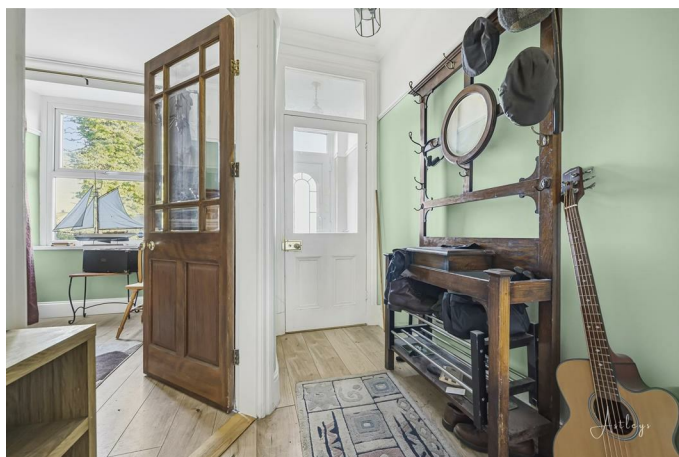
## The Accommodation Comprises

### Ground Floor

#### Porch

Entered via front door, Tiled flooring, door to:

#### Hall



Staircase leading to the first floor, under stair storage cupboard, laminate flooring.

#### Dining Room 9'7" x 10'2" (2.91m x 3.10m)



The room features a double glazed window to the front elevation. A fireplace with surround provides a natural focal point, complemented by laminate flooring and a wall mounted radiator.

#### Sitting Room 11'11" x 8'6" (3.63m x 2.60m)



A double glazed window to the rear, an open fireplace with log burner, laminate flooring and a radiator.

#### Kitchen 13'5" x 9'10" (4.10m x 3.00m)



The kitchen is fitted with a matching range of base and eye level units with worktop space over, incorporating a 1+1/2 bowl stainless steel sink. There is an integrated fridge, along with space for a dishwasher and a cooker with extractor hood above. A double glazed window to the side, with tiled flooring and a radiator completing the space.



**Conservatory**



Double glazed windows to side and rear, tiled flooring.



## **First Floor**

### **Landing**

#### **Bedroom 1 10'3" x 9'4" (3.12m x 2.85m)**



Double glazed window to front, picture rail, laminate flooring.

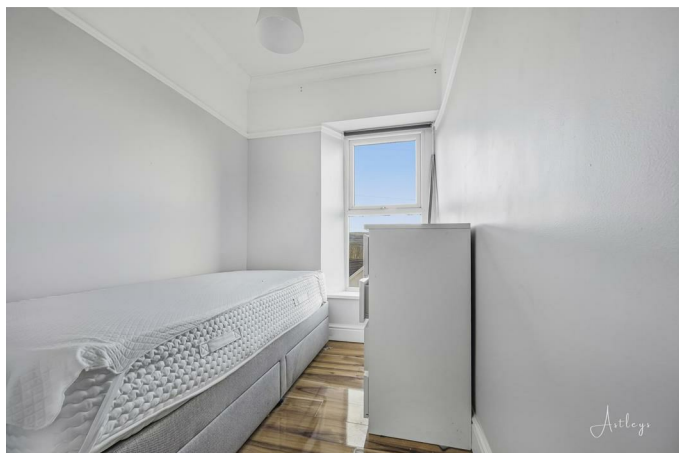
#### **Bedroom 2 11'5" x 9'4" (3.47m x 2.85m)**



Double glazed window to rear, fitted wardrobes, picture rail, laminate flooring, radiator.



### Bedroom 3 6'7" x 5'10" (2.00m x 1.78m)

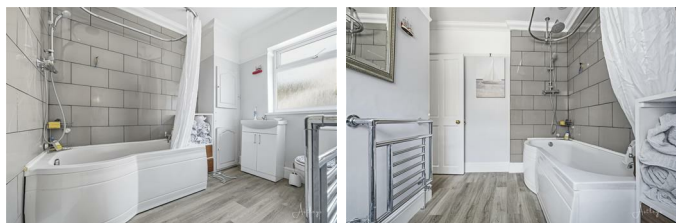


Double glazed window to front, picture rail, laminate flooring.

### Study 5'5" x 6'10" (1.65m x 2.08m)

Double glazed window to side, radiator.

### Bathroom



The bathroom is fitted with a three piece suite comprising a bath with shower over, wash hand basin and WC. A frosted double glazed window to the side provides natural light and privacy, laminate flooring and a heated towel rail.

### External



To the front of the property there is a small garden and a driveway leading onto the rear.

### Rear Garden



## Aerial Images



## Agents Note

Tenure - Freehold

Council Tax Band - C

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

Mobile coverage -EE Vodafone Three O2

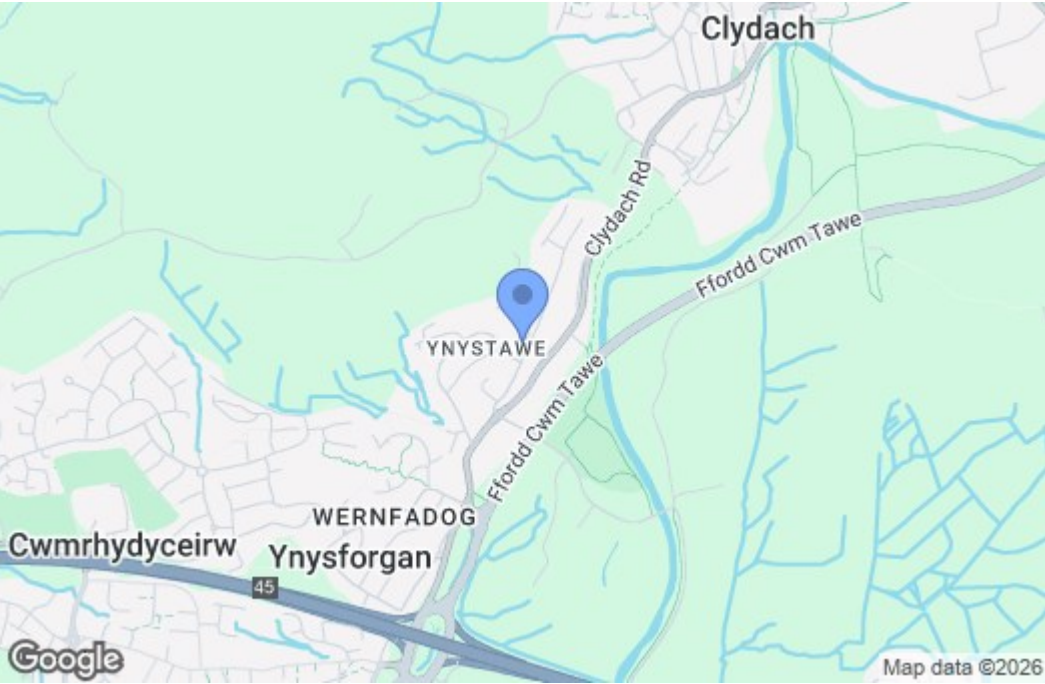
Broadband - Basic 5 Mbps Superfast 65 Mbps Ultrafast  
10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

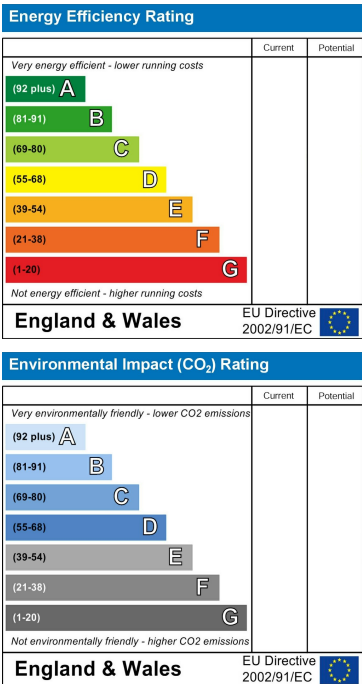
Floor Plan



Area Map



Energy Efficiency Graph



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