

16 Llwyn Teg, Fforestfach, Swansea, SA5 4NF

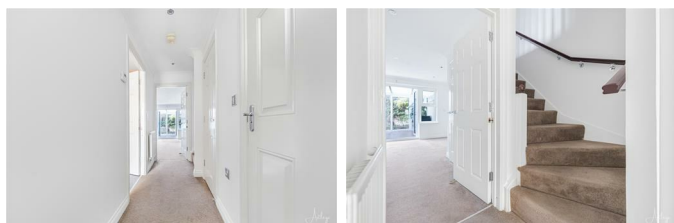
Offers Over £240,000

This semi detached house offered with no onward chain is a wonderful opportunity boasting a lounge/dining room, conservatory and three cosy double bedrooms spread across three floors, this property is perfect for a growing family or those looking for a comfortable living space. The ground floor welcomes you with a convenient WC, kitchen, spacious living room and conservatory, providing space for relaxation and entertainment. Moving up to the first floor, you'll find two double bedrooms and a bathroom. The true gem of this property awaits on the second floor, where the master bedroom resides with its own dressing area and ensuite shower room, providing a private sanctuary for the lucky new owners. Outside, the property features a driveway and garage, ensuring convenience. Conveniently located near the M4, City Centre, and a retail park, this home offers easy access to various amenities and transport links, making daily life a breeze. Whether you're searching for your first home or a new space for your family, this chain free property ticks all the boxes.

The Accommodation Comprises

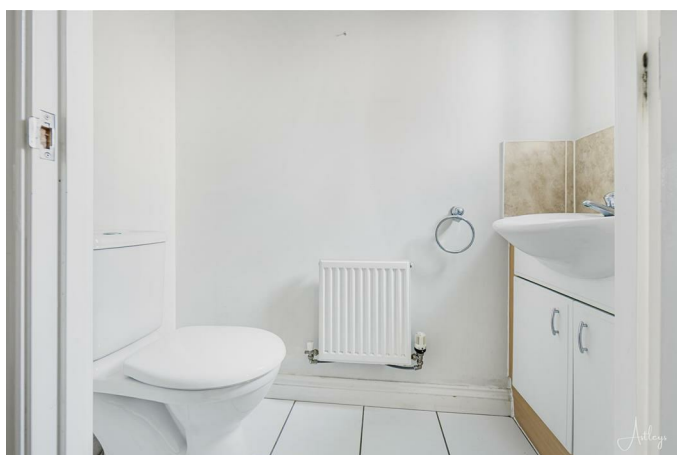
Ground Floor

Entrance Hall



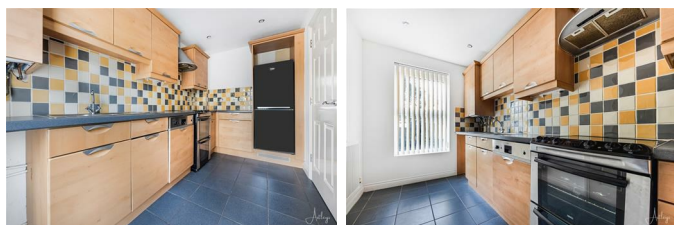
Entered via door to front, coving to ceiling, staircase leading to the first floor, door to WC, storage cupboard

WC



Fitted with two piece suite comprising, wash hand basin and WC. Tiled splashback, double glazed window to front,

Kitchen 12'8" x 6'4" (3.87m x 1.92m)



Fitted with a range of wall and base units with worktop space, 1+1/2 bowl stainless steel sink with tiled splashbacks, cupboard housing the boiler, space for dishwasher, plumbing for washing machine, space

for fridge/freezer and cooker, double glazed window to front.

Living Room 16'2" x 13'3" (4.94m x 4.04m)



Two double glazed windows to rear, Storage cupboard, radiator, coving to ceiling, double doors leading into the conservatory.

Conservatory



With uPVC double glazed windows, patio door leading to the rear garden.

First Floor

Landing

Staircase leading to the second floor, radiator.

Bedroom 2 6'7" x 13'3" (2.00m x 4.05m)



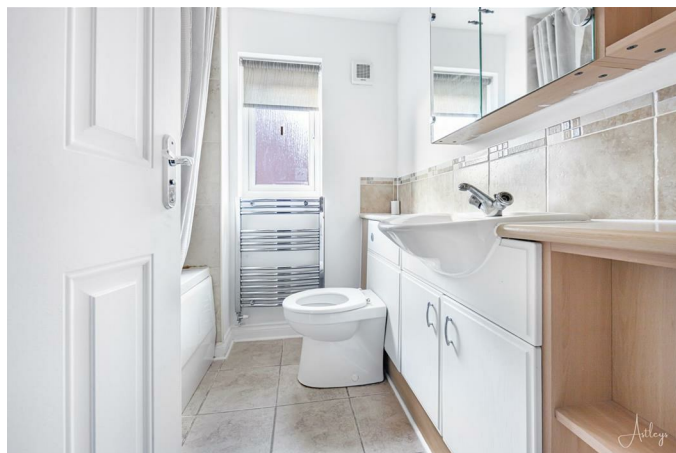
Two double glazed windows to front, radiator.

Bedroom 3 11'7" x 13'3" (3.52m x 4.05m)



Double glazed window to rear, radiator.

Bathroom



Fitted with a three piece suite comprising bath, wash hand basin and WC. Tiled splashbacks, double glazed window to side, radiator.

Second Floor

Landing

Bedroom 1 12'10" x 13'3" (3.92m x 4.04m)



Double glazed window to front, storage cupboard, radiator, opening into the dressing area.

Dressing Area 10'4" x 6'4" (3.14m x 1.93m)



Skylight window, radiator, door to en-suite.

En-suite



Fitted with a three piece suite comprising a tiled shower cubicle, wash hand basin and WC. Tiled splashbacks, skylight window. storage cupboard.

External

To the front is a paved forecourt area leading to the front door, side driveway leading to the garage and side access to the rear garden.

The rear garden

Rear Garden



Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - E

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

Mobile coverage - EE Vodafone Three O2

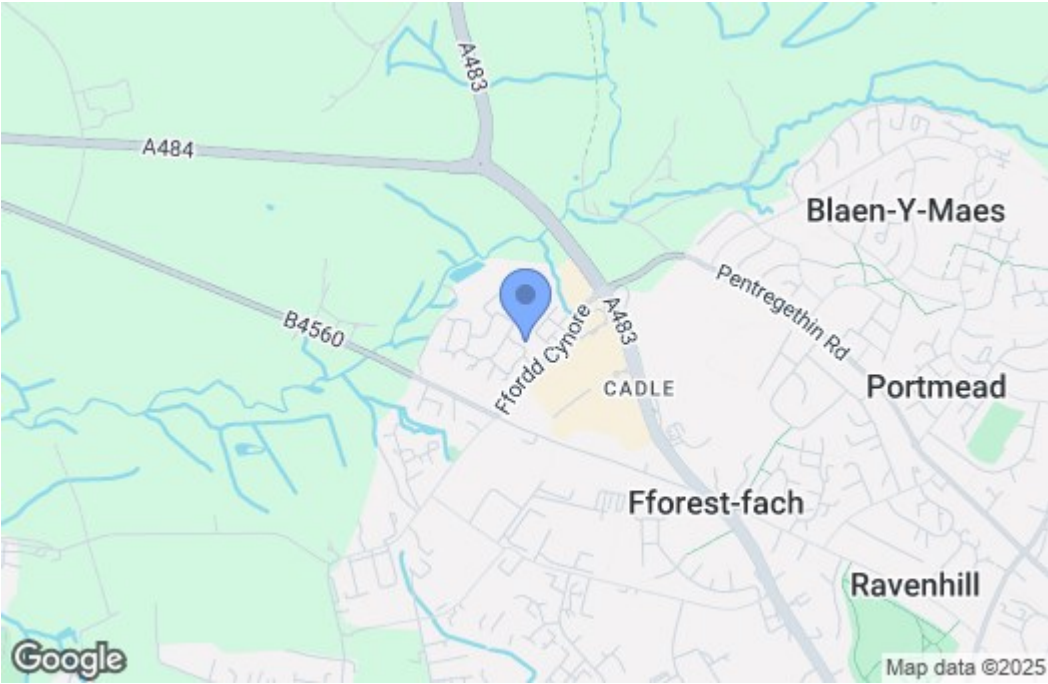
Broadband - Basic 12 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky

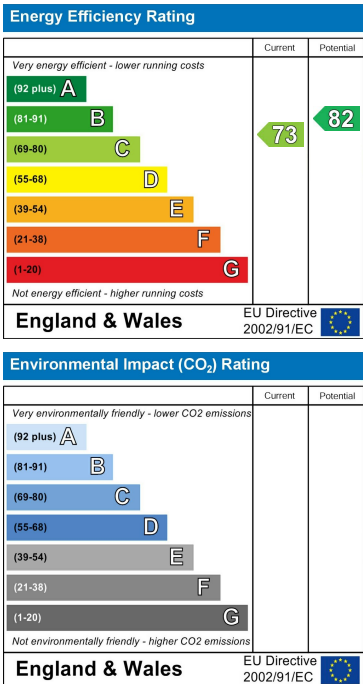
Floor Plan



Area Map



Energy Efficiency Graph



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