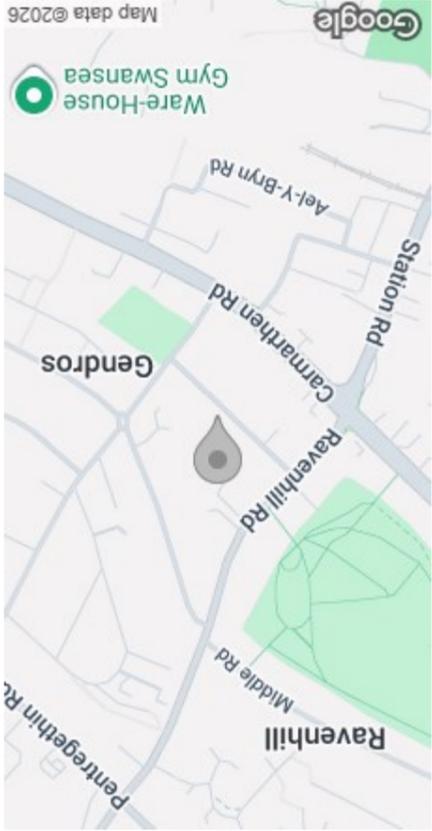


EPC



AREA MAP

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, door and any other areas are approximate and no responsibility is taken for any inaccuracies or omissions. This plan is for information only and should not be relied upon as a guarantee of space, dimensions, volume and other details. The actual ground and window levels may vary from those shown and no guarantee is made with respect to these details.



FLOOR PLAN



38 Armine Road  
 Fforestfach, Swansea, SA5 8DD  
 Offers Over £170,000



## GENERAL INFORMATION

We are delighted to offer for sale this attractive semi-detached family home, situated in the popular and well-established area of Fforestfach, Swansea.

The property offers well-proportioned living space throughout and briefly comprises an entrance porch, hallway, lounge opening through to a dining room, kitchen, inner hallway, bathroom and separate W.C. to the ground floor. To the first floor there are three bedrooms and a shower room.

Externally, the home benefits from a front forecourt, side pedestrian access, and a generous enclosed rear garden featuring a fully insulated garden cabin with mains power, providing a versatile space ideal for a home office, gym, or hobby room.

Ideally located close to Fforestfach Retail Park, local schools, shops and amenities, the property also offers excellent transport links to Swansea City Centre and surrounding areas.

A wonderful opportunity for families looking for a home in a convenient location. Viewing is highly recommended to fully appreciate all this property has to offer.

## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Porch

#### Hallway

#### Lounge Opening To:

11'11" x 10'9" (3.65m x 3.28m)

#### Dining Room

11'6" x 9'10" (3.53m x 3.01m)

#### Kitchen

15'2" x 9'10" (4.64m x 3.01m)

#### Inner Hallway

#### Bathroom



#### Serperate W.C

#### First Floor

#### Landing

#### Bedroom 1

15'9" x 11'5" (4.81m x 3.50m)

#### Bedroom 2

12'3" x 9'10" (3.75m x 3.01m)

#### Bedroom 3

10'10" x 9'1" (3.31m x 2.79m)

#### Shower Room

#### External

#### Front Forecourt

#### Side Pedestrian Access

#### Spacious Enclosed Rear Garden

#### Garden Cabin

#### Tenure - Freehold

#### Council Tax Band - C

#### EPC-D

#### Services

Mains Gas & Electric  
Mains Sewerage

Water - Metered

Broadband - The current supplier is (Three).

Mobile - There are no known issues with mobile coverage .

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

