



Year	Very or fairly satisfied (%)
2009	19
2012	66

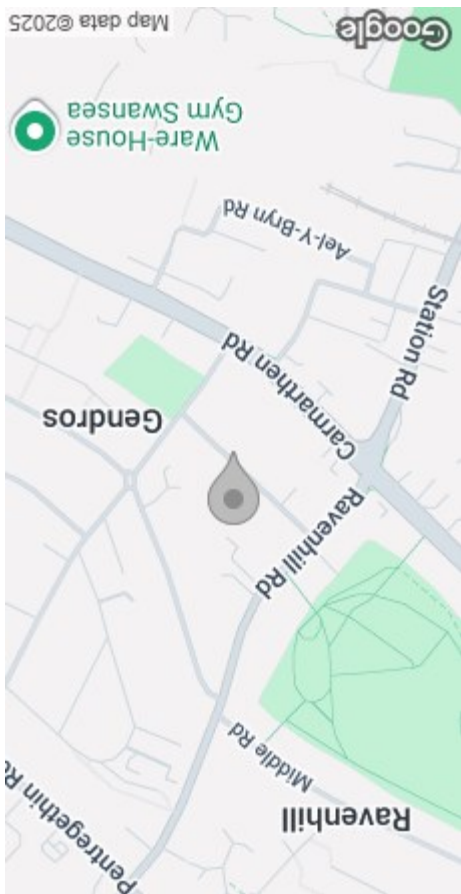
Source: Ipsos MORI for the Electoral Commission, 2012. © Electoral Commission 2012.

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EPC



AREA MAP



GENERAL INFORMATION

We are delighted to offer for sale this beautifully presented semi-detached family home, located in the popular area of Fforestfach, Swansea.

The ground floor comprises an entrance porch, hallway, modern fitted kitchen, spacious reception room, dining room, and a convenient downstairs WC. Upstairs offers two bedrooms, a study, and a family room—ideal for flexible living arrangements.

Externally, the property benefits from a front forecourt, an enclosed rear garden, and a spacious garage.

Ideally situated close to Fforestfach Retail Parc, Swansea City Centre, local schools, and amenities, this property makes an excellent family home.

Viewing is highly recommended to appreciate the accommodation on offer.

FULL DESCRIPTION

Grond Floor

Entrance

Porch

Hallway

Sitting Room

13'5" (into alcove) x 8'11" (4.1m into alcove) x 2.72m)

Lounge

14'0" (into alcove) x 11'8" (4.27m into alcove) x 3.58m)

Kitchen

14'11" x 7'10" (4.57m x 2.40m)

Inner Hallway



W.C

First Floor

Landing

Bedroom 1

17'5" into alcove) x 9'5" (5.33m into alcove) x 2.89m)

Bedroom 2

12'4" x 11'1" (3.78m x 3.4m)

Study Room

8'6" x 8'0" (2.60m x 2.44m)

Bathroom

External

Front Garden Laid to Decorative Stones

Garden to Rear

Garage

30sqm with electric and lighting

Tenure - Leasehold

885 Years Remaining
Ground Rent: £1.43 Per Annum

Council Tax Band - C

EPC- D

Services

Mains Gas & Electric
Mains Sewerage
Water

"Mobile - There are no known issues with mobile coverage .
"Broadband – The current supplier is (Virgin). The broadband type is Fibre.

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

