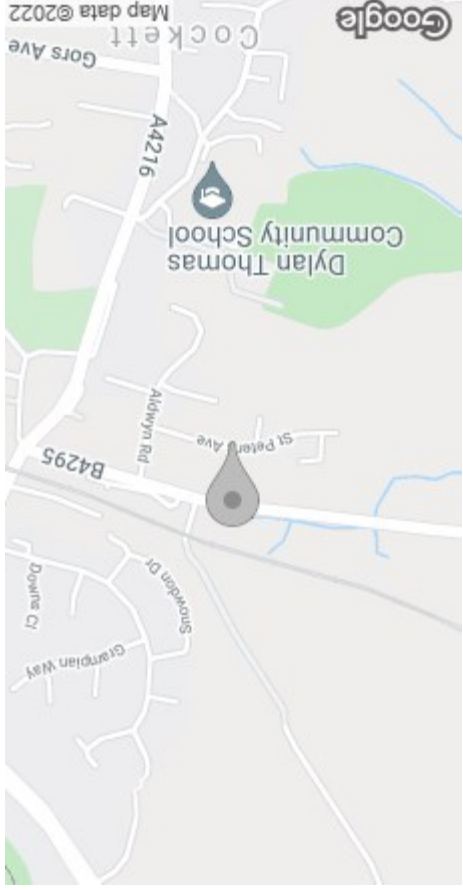


England & Wales	
Energy Rating	Energy Efficiency Class
A	Very Good - lower energy costs
B	Good
C	Decent
D	Below Average
E	Poor
F	Very Poor
G	Very Poor - higher energy costs

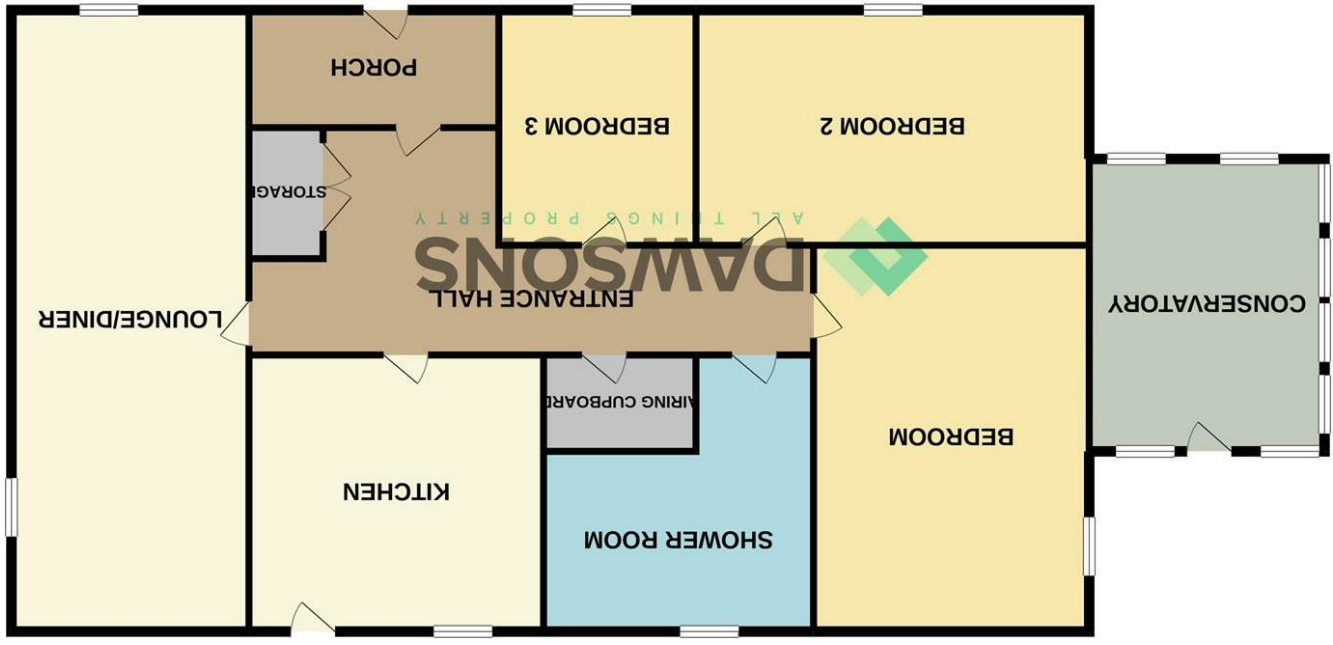
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan ©2021

EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



21 St. Peters Avenue  
 Fforestfach, Swansea, SA5 5BX  
 Asking Price £215,000





## GENERAL INFORMATION

Very delightful detached bungalow ideally located in the Fforestfach area. This lovely home comprises of light and airy hallway, nice size lounge/ dining room, fitted kitchen, three bedrooms and shower room. Benefits include uPVC double glazing, gas central heating, ample storage, versatile living arrangements, front and side gardens are laid to lawn with mature shrubs the property also boasts a driveway, off road parking and a single garage, the rear garden is enclosed and south facing with a vegetable area, laid to lawn and a patio seating area with an added bonus of a conservatory. Ideally situated with easy access to Fforestfach retail park, the M4, Swansea City centre, Sketty and Gower College. Viewing advised to admire this property's great sizeable plot, peaceful location and versatile layout. No onward chain. EPC - D

## FULL DESCRIPTION

### ENTRANCE

Enter via uPVC glass panelled door into:

### PORCH

Brick walls and flooring, uPVC glass panelled door into:

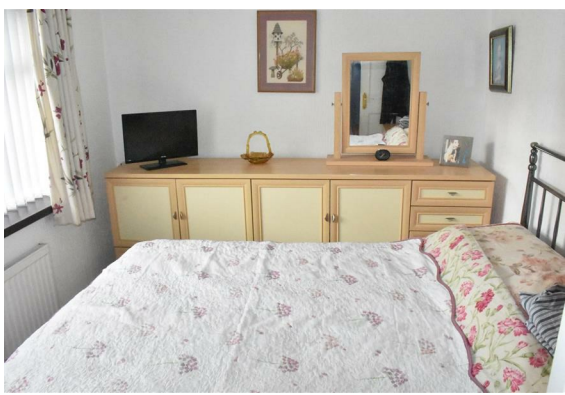
### HALLWAY

Loft access, two storage cupboards, airing cupboard housing boiler, radiator, laminate flooring.

### LOUNGE/DINING ROOM

19'11" x 10'9" (6.09m x 3.30m)

uPVC double glazed window to front, uPVC double glazed bay window to side, coved ceiling, wall mounted gas fire, three radiators, laminate flooring.



### KITCHEN

11'11" x 8'2" (3.65m x 2.51m)

Fitted with a range of wall and base units with works surface over, set in stainless steel sink and drainer with mixer, cooker point, plumbed for washing machine, extractor fan, splash back tiles, tiled flooring, uPVC double glazed window to rear, uPVC glass panelled door to rear.

### BEDROOM 1

11'5" x 8'9" (3.48m x 2.68m)

uPVC double glazed window to side, coved ceiling, radiator, laminate flooring.

### BEDROOM 2

11'3" x 8'1" (3.44m x 2.48m)

uPVC double glazed window to front, radiator, laminate flooring.

### BEDROOM 3

8'1" x 6'11" (2.47m x 2.13m)

UPVC double glazed window to front, radiator, laminate flooring.

### SHOWER ROOM

Three piece suite comprising step in shower cubicle, low level w.c., wall mounted wash hand basin with vanity unit under, chrome wall mounted radiator, spot lighting, tiled walls, tiled flooring, uPVC double glazed window to rear.

### EXTERNAL

#### FRONT

Laid to lawn with mature shrubs, driveway, off road parking, single garage plus a storage container.

#### SIDE

laid to lawn with bordered mature shrubs.

#### REAR

Laid to lawn, decorative slate, nice sized patio seating area, vegetable area with a Polly tunnel and conservatory.

### TENURE

FREEHOLD

