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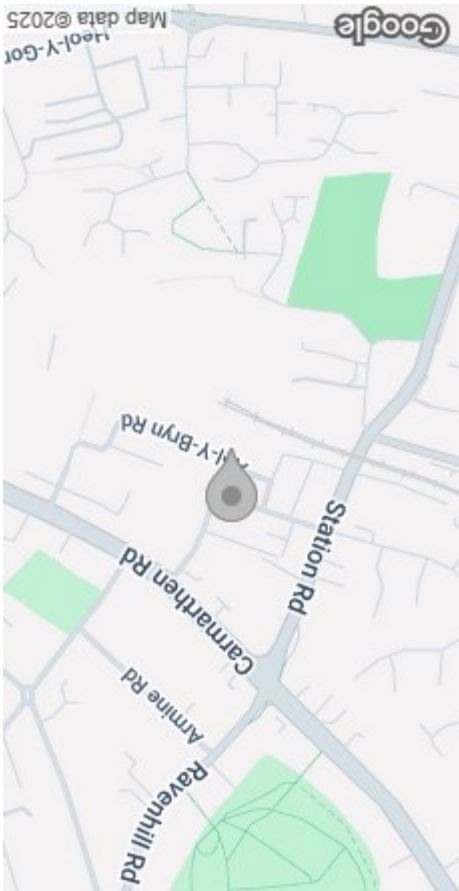
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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TOTAL FLOOR AREA: 709 sq ft. (65.9 sq.m.) approx.

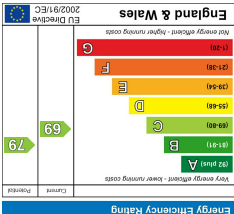


FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

NO CHAIN! We are pleased to present this recently renovated three-bedroom semi-detached home, perfectly positioned in the sought-after area of Fforestfach. Offering excellent access to local amenities, including Fforestfach Retail Park, the M4 corridor, and central Swansea, this property is an ideal choice for families, first-time buyers, or anyone seeking a move-in-ready home in a convenient location.

The ground floor welcomes you into a hall leading into a comfortable lounge, leading and an impressive L-shaped kitchen/diner. This modern, open-plan space has been thoughtfully designed to accommodate both everyday living and entertaining, making it the heart of the home.

Upstairs, you'll find three bedrooms along with a stylish family bathroom.

Externally, the home benefits from both front and rear gardens, offering a lovely balance of outdoor space. Completing the property is a shared driveway and garage. The garage is in need of attention.

Situated in a desirable and convenient part of Fforestfach, this property offers easy access to shops, transport links, and everyday essentials while maintaining a peaceful residential feel.

A fantastic opportunity to secure a modern, well-presented home in a popular Swansea location — early viewing is highly recommended.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE
14'3"(max) x 9'6" (4.35(max) x 2.91)

L SHAPE KITCHEN DINING ROOM/SITTING ROOM

DINING ROOM/SITTING ROOM
16'7" x 11'3" (5.06 x 3.45)

KITCHEN
7'6" x 11'6" (2.31 x 3.51)

LANDING

BATHROOM



BEDROOM 1
9'6" x 14'3" (max) (2.9 x 4.35 (max))

BEDROOM 2
8'9" x 11'3" (2.67 x 3.44)

BEDROOM 3
6'9" x 6'6" (2.07 x 1.999)

EXTERNAL

SHARED DRIVEWAY

GARAGE
Garage needs attention, there is currently no garage roof

TENURE
Freehold

EPC
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COUNCIL TAX
C

SERVICES
Mains gas, electric, water & drainage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

