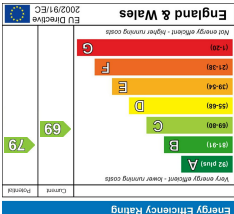
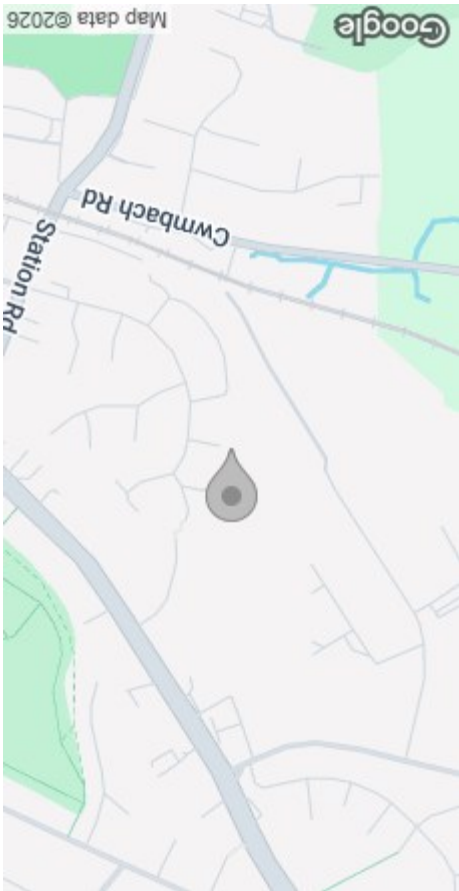


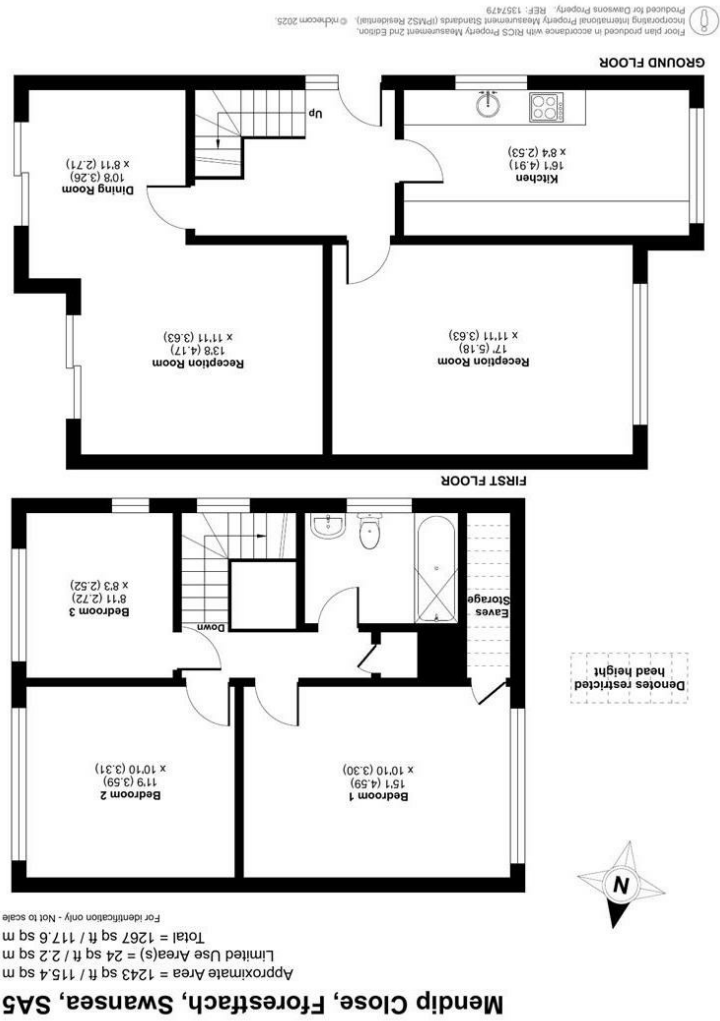
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AREA MAP



FLOOR PLAN



GENERAL INFORMATION

Situated in a peaceful cul-de-sac in a sought after location of Fforestfach, this spacious semi-detached home is perfectly placed for convenient living, with Fforestfach Retail Park, the M4 corridor, Swansea City Centre, Sketty and Gower College all within easy reach.

Offering excellent kerb appeal, the property benefits from generous off-road parking and a single garage. Step inside through the side entrance into a welcoming hallway that sets the tone for the space on offer. The ground floor boasts a well-fitted kitchen, a light and airy L-shaped sitting room overlooking the rear garden, a dining room with patio doors leading outside, and a cosy front-facing lounge – ideal for family living and entertaining alike.

Upstairs you'll find three comfortable bedrooms and a family bathroom. Outside, the delightful rear garden is a true highlight, featuring a decked seating area, neat lawn, and an array of mature shrubs and trees – a perfect spot to relax or entertain on warmer days.

Whilst the property would benefit from a touch of updating, it offers huge potential to create a stylish and modern family home in a sought-after location.

FULL DESCRIPTION

GROUND FLOOR

SIDE ENTRANCE HALLWAY

LOUNGE
16'11" x 11'10" (5.18 x 3.63)

L-SHAPE SITTING ROOM/DINING ROOM
13'8" x 11'10" (4.17 x 3.63)

KITCHEN
16'1" x 8'3" (4.91 x 2.53)

FIRST FLOOR

LANDING

BEDROOM 1
15'0" x 10'9" (4.59 x 3.30)



BEDROOM 2
11'9" x 10'10" (3.59 x 3.31)

BEDROOM 3
8'11" x 8'3" (2.72 x 2.52)

BATHROOM

EXTERNAL

PARKING

GARAGE

TENURE
Leasehold - 1000 years less 3 days from 25th March 1963
Ground rent: £19.00 p.a. is fixed for term

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C

COUNCIL TAX BAND
D

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

