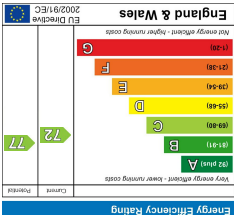
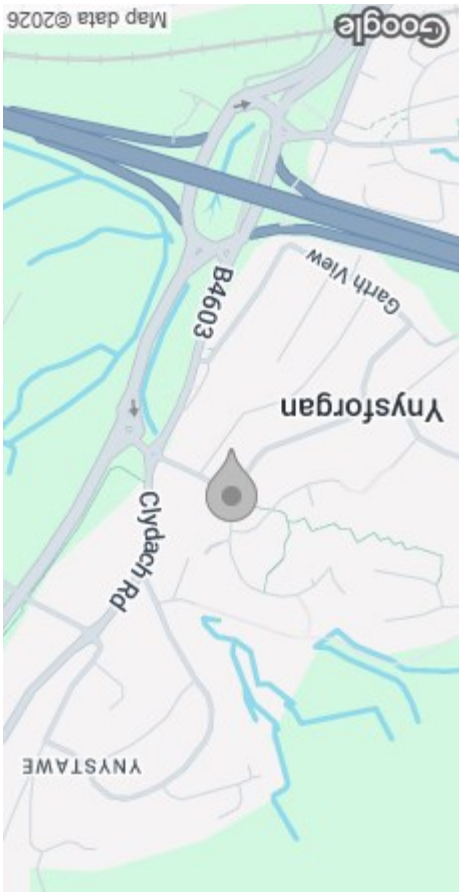


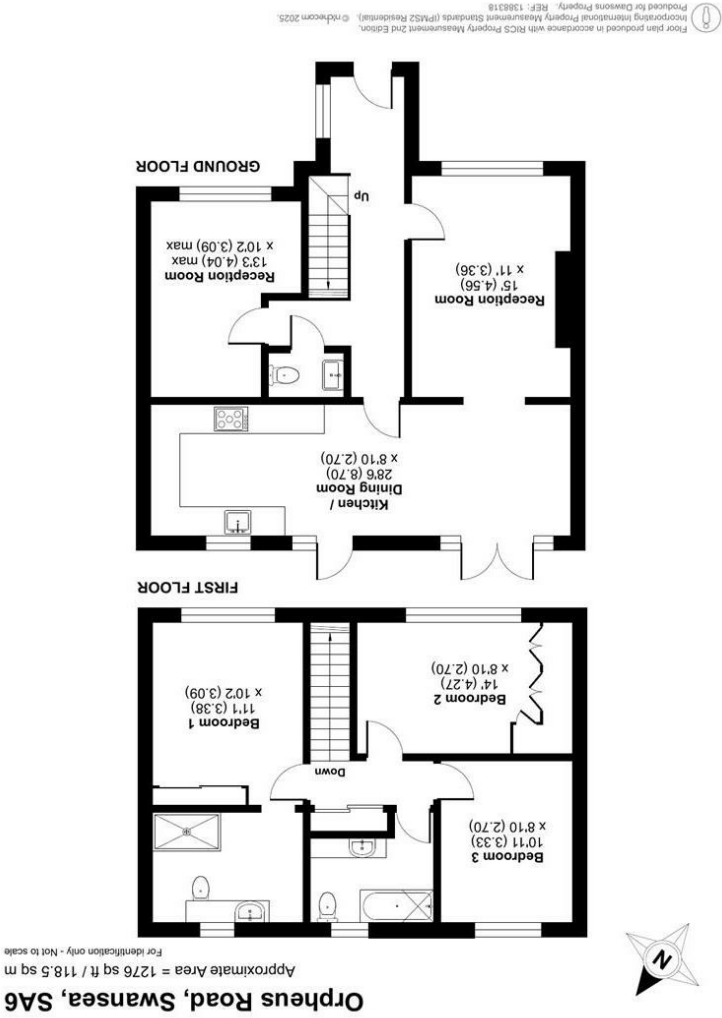
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

OFFERS OVER £260,000

Situated in the charming area of Ynysforgan, Swansea, this beautifully presented semi-detached house on Orpheus Road offers a delightful blend of modern living and comfort. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both cosy evenings and lively gatherings with friends and family. Additionally, a cloakroom adds to the practicality of the home, providing a handy space for guests.

The heart of the home is undoubtedly the modern fitted kitchen, which seamlessly opens to the dining area, creating a wonderful space for culinary adventures and shared meals. The design is both functional and stylish, making it a joy to cook and dine in.

Step outside to discover the enclosed rear garden, a private oasis ideal for outdoor activities, gardening, or simply unwinding in the fresh air. The property also boasts driveway parking, adding to the convenience of this lovely home.

With no chain involved, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to relocate, this semi-detached house on Orpheus Road is a fantastic opportunity not to be missed.

FULL DESCRIPTION

Entrance

Hallway

Cloakroom

Reception Room
13'2 max x 10'2 max (4.01m max x 3.10m max)

Reception Room
15'0 x 11'0 (4.57m x 3.35m)

Kitchen/Dining Room
28'6 x 8'10 (8.69m x 2.69m)

First Floor



Landing

Bedroom One
11'1 x 10'2 (3.38m x 3.10m)

Ensuite

Bedroom Two
14'0 x 8'10 (4.27m x 2.69m)

Bedroom Three
10'11 x 8'10 (3.33m x 2.69m)

Bathroom

External

Parking
Driveway

Council Tax Band
C

EPC
C

Tenure
Freehold

Services

Mains electricity, gas, water (metered) and sewerage.
Broadband - The current supplier is BT.
Mobile - There are no known issues with mobile coverage using the vendor's current supplier, BT.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

