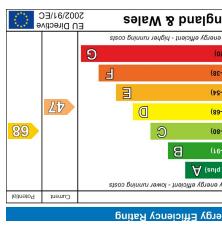




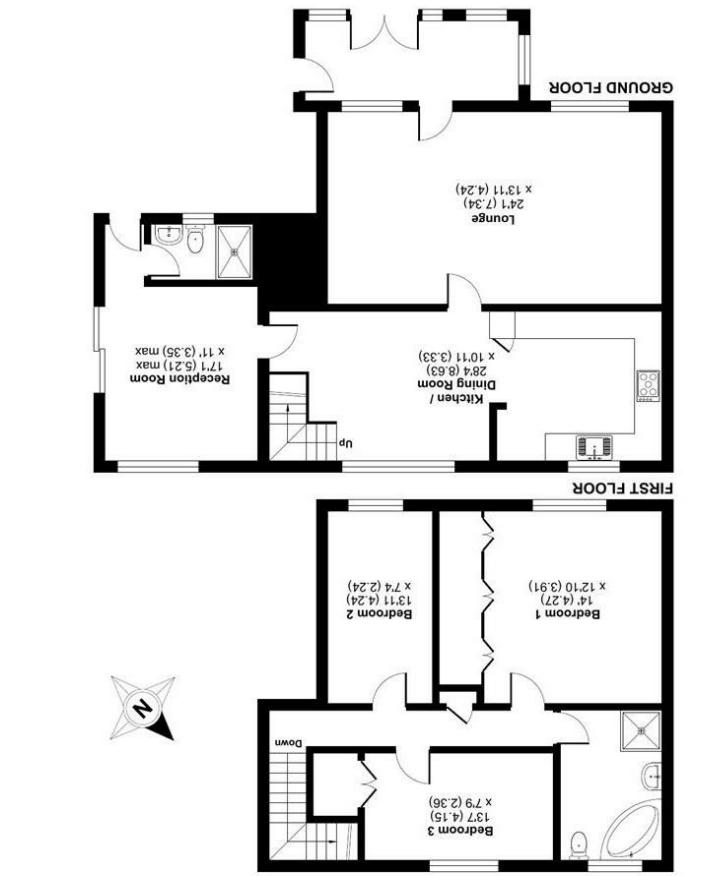
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



Pant Y Coed Cae, Rhydypandy, Morriston, Swansea, SA6

FLOOR PLAN



## Pant Y Coed Cae Rhyd y pandy

Morriston, Swansea, SA6 6PA

Offers Over £450,000



## GENERAL INFORMATION

\*\* OFFERS OVER £450,000 \*\*

Situated in the charming area of Rhyd y Pandy, Morriston, Swansea, this delightful property offers a wonderful blend of comfort and versatility. Well-presented throughout, it boasts a warm and inviting atmosphere that is sure to appeal to a variety of buyers. The accommodation is adaptable, making it suitable for families or individuals seeking extra space for hobbies or guests.

One of the standout features of this home is its beautifully maintained garden, which provides a serene outdoor retreat. Whether you enjoy gardening, entertaining, or simply relaxing in nature, this garden offers a perfect setting to unwind. Additionally, the property benefits from off-road parking, ensuring convenience for you and your guests.

As you explore the surroundings, you will be captivated by the stunning countryside views that enhance the charm of this location. The peaceful environment allows for a tranquil life. Boasting fantastic transport links to the M4, making it ideal for commuters and those who enjoy easy access to the wider region. Additionally with no chain involved, this property presents an excellent opportunity for those seeking a new home without the hassle.



## FULL DESCRIPTION

### Entrance



### Porch

### Lounge

24'1 x 13'11 (7.34m x 4.24m)



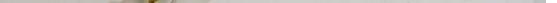
### Kitchen/Dining Room

28'7 x 10'11 (8.71m x 3.33m)



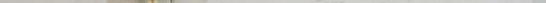
### Reception Room

17'1 max x 11'0 max (5.21m max x 3.35m max)



### Shower Room

### First Floor



### Landing

### Bedroom Two

13'11 x 7'4 (4.24m x 2.24m)

### Bedroom One

14'0 x 12'10 (4.27m x 3.91m)

### Bathroom

### Bedroom Three

13'7 x 7'9 (4.14m x 2.36m)

### External

### Parking

Driveway

### Council Tax Band

E

### EPC

E

### Tenure

Freehold

### Services

Mains electricity.

No gas. Property is heated by an oil boiler.

Water is on a private supply.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

