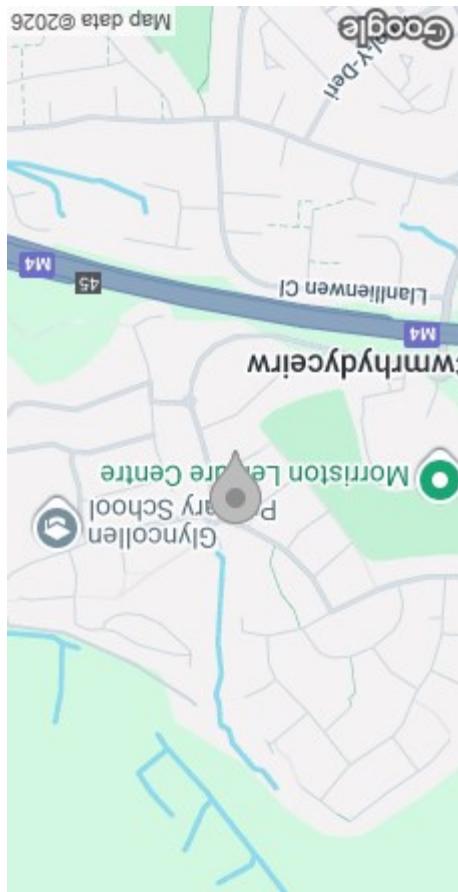


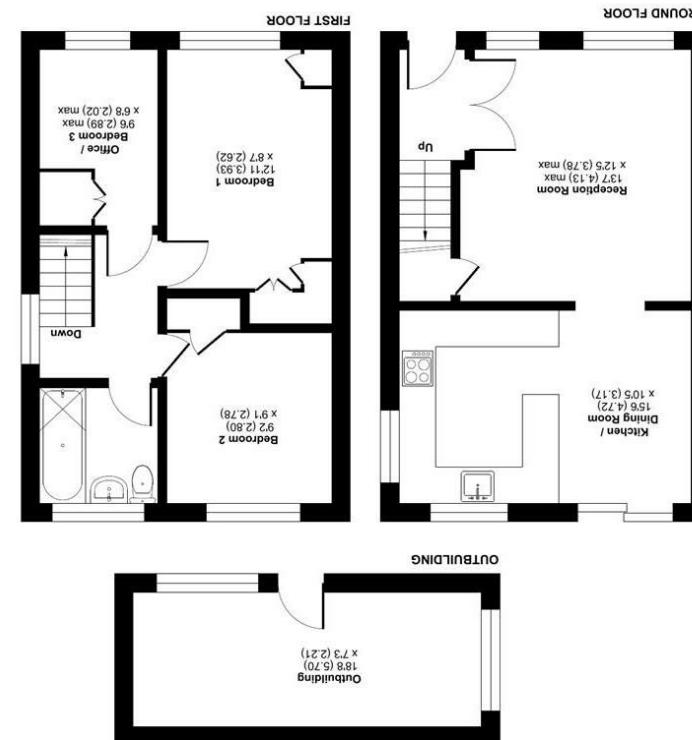
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### EPC



### AREA MAP



Clos Rhymni, Cwmrhdyceirw, Swansea, SA6

### FLOOR PLAN



**9 Clos Rhymni**  
Cwmrhdyceirw, Swansea, SA6 6RB  
Offers Over £220,000



## GENERAL INFORMATION

Situated in the charming area of Clos Rhymni, Cwmrhdyceirw, Swansea, this beautifully presented semi-detached house offers a delightful living experience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining.

The house boasts a modern bathroom, ensuring comfort and convenience for all residents. One of the standout features of this property is the enclosed rear garden, which offers a private outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property benefits from driveway parking, providing ease and security for your vehicles.

Situated close to local amenities, this home is conveniently located near the DVLA and Morriston Hospital, making it an excellent choice for professionals working in these areas. The property also enjoys great transport links to the M4, ensuring easy access to Swansea and beyond.



## FULL DESCRIPTION

### Entrance



### First Floor



### Landing



**Bedroom Two**  
9'2 x 9'1 (2.79m x 2.77m)



**Bedroom One**  
12'11 x 8'7 (3.94m x 2.62m)

**Bedroom Three/Office**  
9'6 max x 6'8 max (2.90m max x 2.03m max)

### External



**Outbuilding**  
18'8 x 7'3 (5.69m x 2.21m)

**Parking**  
Driveway

**Council Tax Band**  
C

**EPC**  
D

**Tenure**  
Freehold

**Services**  
Mains electricity, gas, water (metered) and sewerage.  
Broadband - The current supplier is Virgin Media.  
Mobile - There are no known issues with mobile coverage using the vendor's current supplier, O2.  
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

**Additional Information**  
The property is of non-traditional construction 'Wimpey no fines'. Buyers must seek advice from a qualified surveyor, as well as additional advice regarding mortgage and insurance availability.

