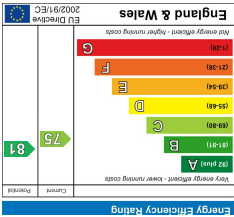
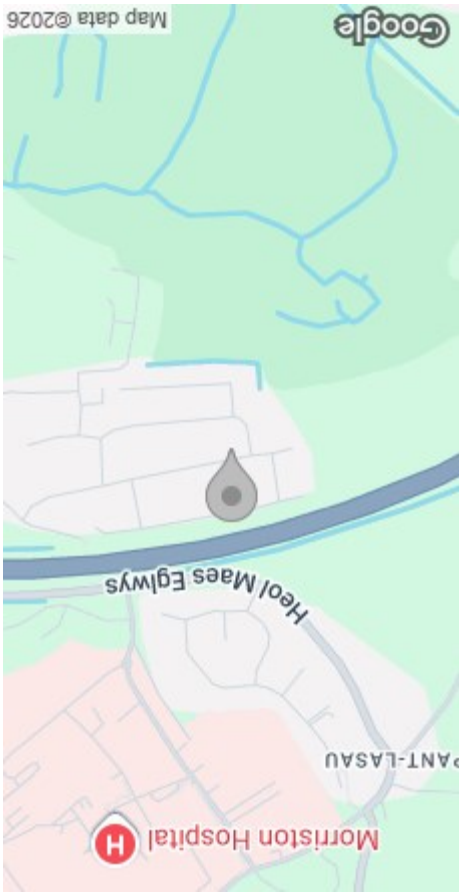


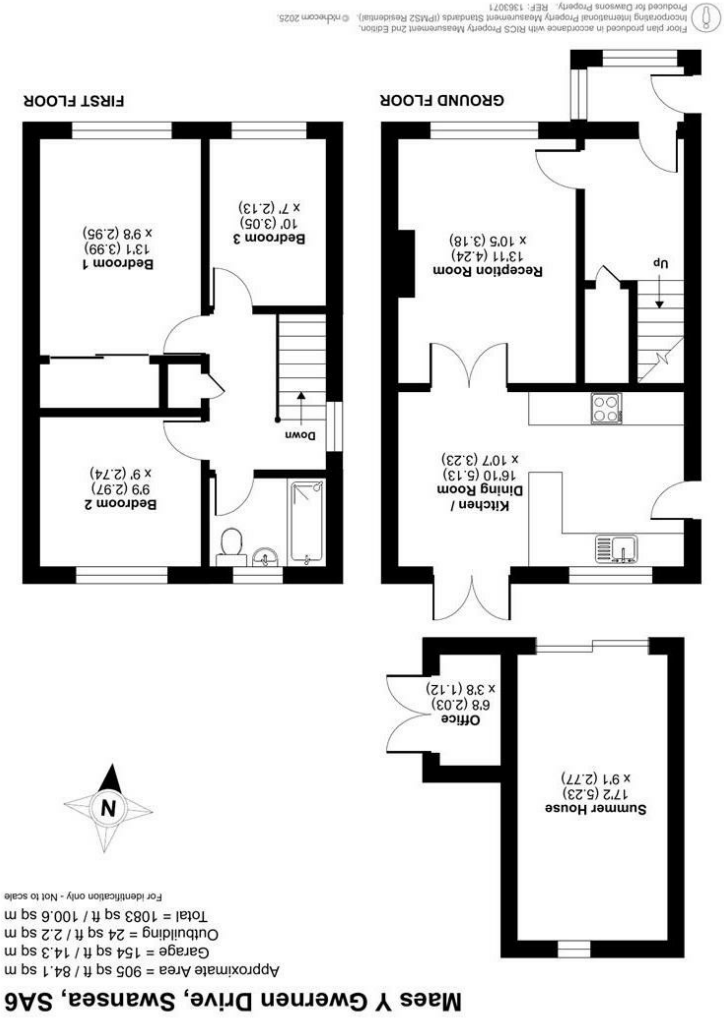
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Situated in the charming area of Cwmrhydyceirw, Swansea, this well-presented semi-detached house on Maes Y Gwernen Drive offers a delightful family home. With three bedrooms, this property is perfect for those seeking ample living space. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining. The property boasts a modern bathroom, ensuring comfort and convenience for all residents.

The heart of the home is undoubtedly the fitted kitchen, which seamlessly opens into a dining area. This design not only enhances the flow of the living space but also allows for easy access to the enclosed rear garden, which includes a summer house and a dedicated office space, making it an excellent choice for those who work from home or simply wish to enjoy the outdoors in a private setting.

For those with vehicles, the driveway is equipped with an electric charging point, catering to the needs of modern living. The location is particularly advantageous, being in close proximity to local amenities, the DVLA, and Morriston Hospital, making daily errands and commutes effortless.

Additionally, the property benefits from great transport links to the M4, providing easy access to Swansea and beyond.

FULL DESCRIPTION

Entrance

Porch

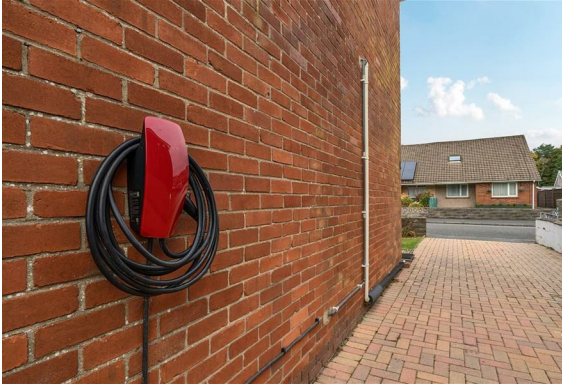
Hallway

Reception Room  
13'11 x 10'5 (4.24m x 3.18m)

Kitchen/Dining Room  
16'10 x 1'7 (5.13m x 0.48m)

First Floor

Landing



Bathroom

Bedroom Two  
9'9 x 9'0 (2.97m x 2.74m)

Bedroom One  
13'1 x 9'8 (3.99m x 2.95m)

Bedroom Three

External

Summer House  
17'2 x 9'1 (5.23m x 2.77m)

Office  
6'8 x 3'8 (2.03m x 1.12m)

Parking  
Driveway with electric charging port

Council Tax Band  
C

EPC  
C

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, Vodafone. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

