

GENERAL INFORMATION

Nestled in the charming area of Llysgwyn, Llangyfelach, this semi-detached house is a true gem waiting to be discovered. As you step inside, you are greeted by a warm and inviting reception room leading to a dining room and on to a conservatory, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for the whole family to unwind and recharge. The modern fitted kitchen is a chef's dream, offering both style and functionality. The sleek shower room adds a touch of luxury to your daily routine. One of the standout features of this property is the immaculate presentation throughout. From the stylish décor to the attention to detail, every corner exudes a sense of pride in ownership. Outside, the low maintenance, enclosed rear garden provides a private oasis where you can enjoy the fresh air and soak up the sunshine. With parking space for two vehicles, convenience is at your doorstep. Situated close to local amenities, including the DVLA and Morriston Hospital, you'll have everything you need right at your fingertips. Plus, with great transport links to the M4, exploring the surrounding areas is a breeze. In addition, the absence of a chain means a smooth and hassle-free buying process, allowing you to make this house your home without delay.

EPC - C / Tenure - Freehold / Council Tax Band - C
Mains electricity, gas, and water. Electricity and gas currently supplied by Octopus energy smart meters.
Please refer to Ofcom checker for further information regarding broadband and mobile coverage.

FULL DESCRIPTION

Entrance

Hallway

Reception Room
14'6 max x 11'5 (4.42m max x 3.48m)

Dining Room
14'6 x 7'1 (4.42m x 2.16m)

Kitchen
10'7 x 7'5 (3.23m x 2.26m)

Conservatory
10'0 x 9'7 (3.05m x 2.92m)



First Floor

Landing

Bedroom One
15'0 max x 7'5 max (4.57m max x 2.26m max)

Shower Room

Bedroom Two
11'4 x 9'0 (3.45m x 2.74m)

Bedroom Three

External

