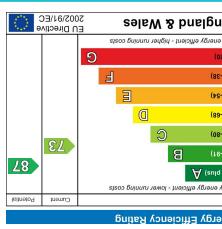




These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Produced for Dawsons Property, REF: 118297
Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential), © redroom 2024
RICS Property
Measures

EPC



AREA MAP



Llysgwyn, Swansea, SA6
Approximate Area = 875 sq ft / 81.3 sq m
For identification only - Not to scale

FLOOR PLAN



7 Llysgwyn
Llangyfelach, Swansea, SA6 6BJ
Asking Price £195,000



GENERAL INFORMATION

Nestled in the charming area of Llyswn, Llangefach, 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

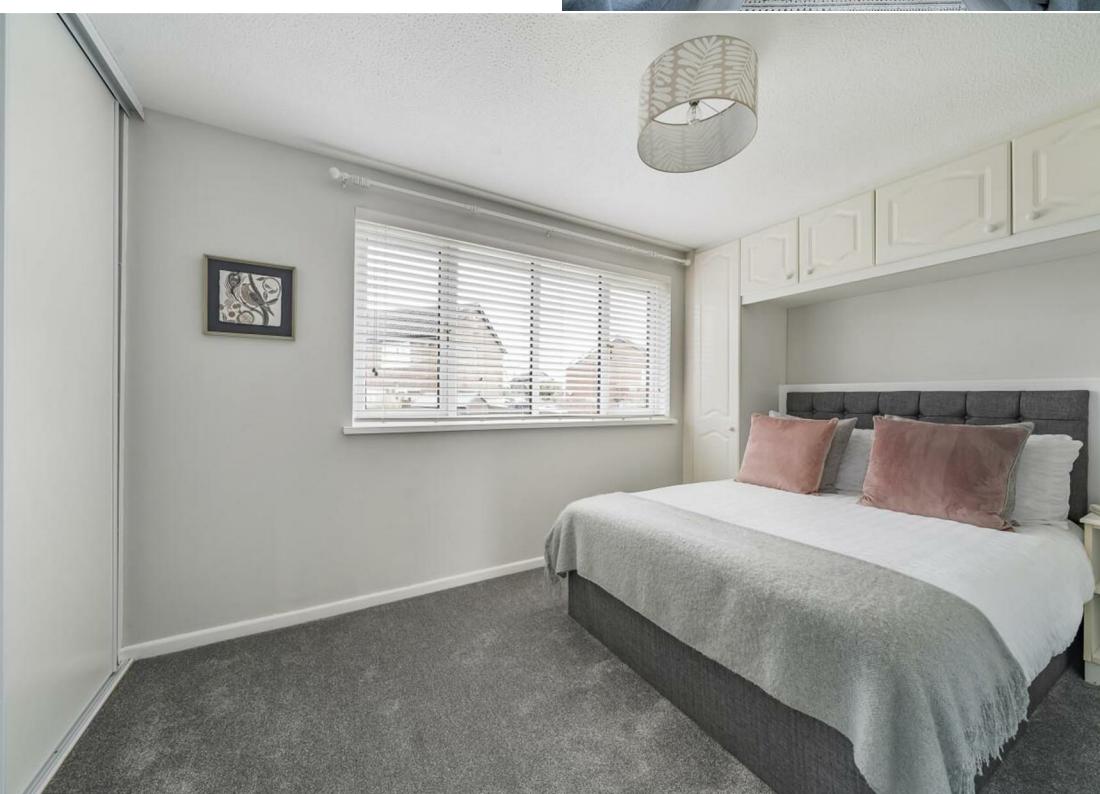
14'6 x 7'1 (4.42m x 2.16m)

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

