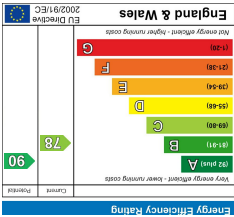
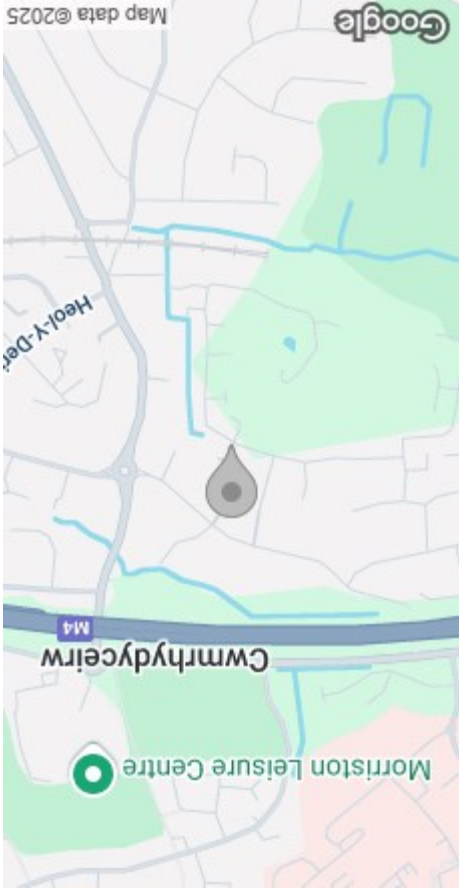


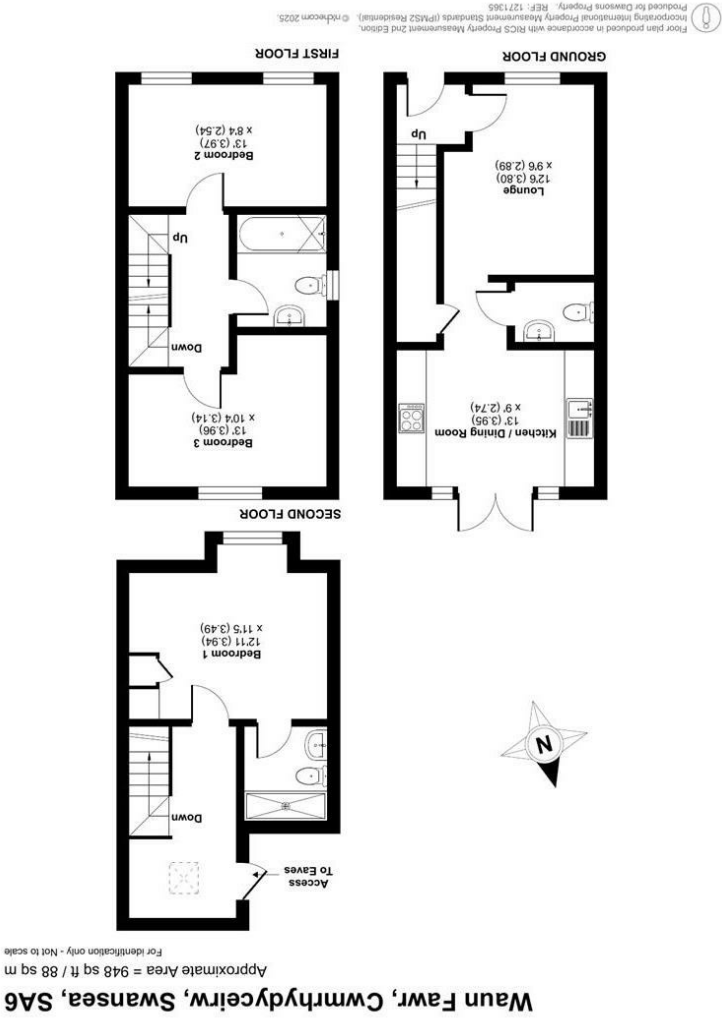
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



111 Waun Fawr  
Cwmrhydyceirw, Swansea, SA6 6FG  
Offers Over £260,000





GENERAL INFORMATION

Situated in the charming area of Waun Fawr, Cwmrhydyceirw, Swansea, this beautifully presented townhouse offers a delightful blend of modern living and convenience.

With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The property boasts a spacious reception room, ideal for entertaining guests or enjoying quiet evenings in. The modern fitted kitchen is a standout feature, providing a stylish and functional space for culinary enthusiasts. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

Outside, the enclosed rear garden offers a private retreat, perfect for outdoor gatherings or simply enjoying a moment of tranquillity. Additionally, the property benefits from parking to the rear, a valuable asset in this sought-after location.

Conveniently situated close to local amenities, the DVLA, and Morriston Hospital, this townhouse is well-placed for both work and leisure. The excellent transport links to the M4 make commuting a breeze, connecting you to the wider region with ease.

FULL DESCRIPTION

Entrance

Hall

Lounge  
12'6 x 9'6 (3.81m x 2.90m)

Cloakroom

Kitchen/Dining Room  
13'0 x 9'0 (3.96m x 2.74m)

First Floor

Landing



Bedroom Two  
13'0 x 8'4 (3.96m x 2.54m)

Bathroom

Bedroom Three  
13'0 x 10'4 (3.96m x 3.15m)

Second Floor

Landing

Bedroom One  
12'11 x 11'5 (3.94m x 3.48m)

Ensuite Shower Room

Parking  
Parking space to rear

Council Tax Band  
C

EPC  
C

Tenure  
Freehold

Services  
Mains electricity, gas, water and sewerage. Broadband is currently provided by BT. Current vendors mobile provider is O2, they have adviser there are no known issues with mobile coverage. Please refer to Ofcom checker for further information regarding mobile coverage and broadband.

