



16 Clos Ysgallen

Llansamlet, Swansea, SA7 9WG

Offers Over £109,000



FULL DESCRIPTION

ENTRANCE HALLWAY

Door to front. Stairs to first floor. Radiator. Tiled flooring. Door leading into:

LOUNGE

16'6 x 11'9 (5.03m x 3.58m)

UPVC double glazed window to front. Radiator. Laminate flooring. Doors leading into:

KITCHEN/BREAKFAST ROOM

11'9 x 7'9 (3.58m x 2.36m)

UPVC double glazed window to rear. UPVC double glazed door to rear garden. A range of base and wall units with complimentary work surfaces. Wall mounted combination boiler. Stainless steel sink with drainer. Integrated electric oven. Four ring gas hob with extractor over. Radiator. Tiled flooring.

LANDING

Access to loft. Airing cupboard. Doors leading into:

BEDROOM 1

11'9 x 9'9 (3.58m x 2.97m)

UPVC double glazed window to front. Built in wardrobes. Radiator.

BEDROOM 2

11'9 x 6'3 (3.58m x 1.91m)

UPVC double glazed window to rear. Built in wardrobe. Radiator.

BATHROOM

UPVC double glazed obscured glass window to rear. Three piece suite comprising of a low level WC. Fully panelled bath with shower over. Full pedestal wash hand basin. Radiator.

EXTERNAL

Fully enclosed rear garden. Decked area. Area laid to lawn. Allocated parking.

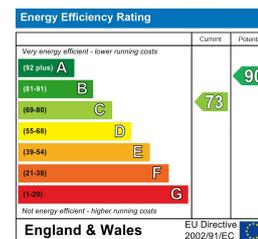
AREA MAP



FLOOR PLANS



EPC



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