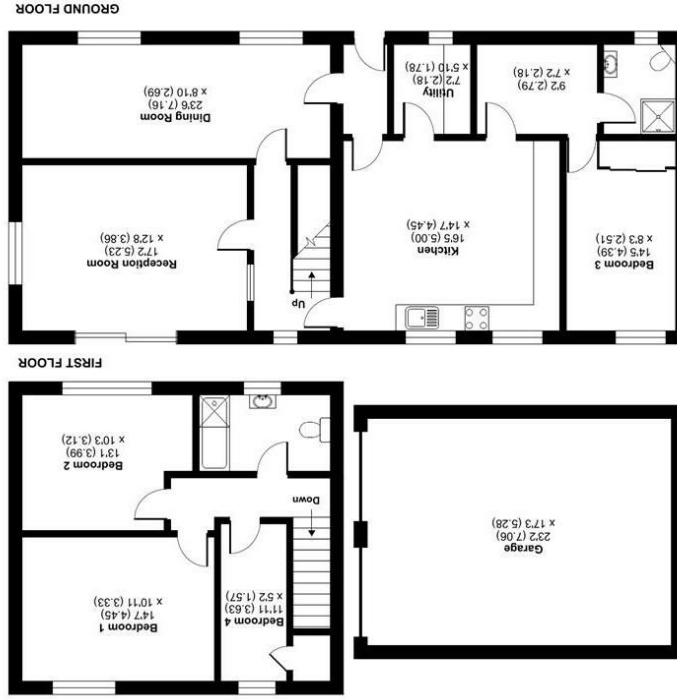


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Floor plan produced in accordance with RICS Property Measurement Standards (RICS 68014) Produced for Dawson's Property, REF: 870143

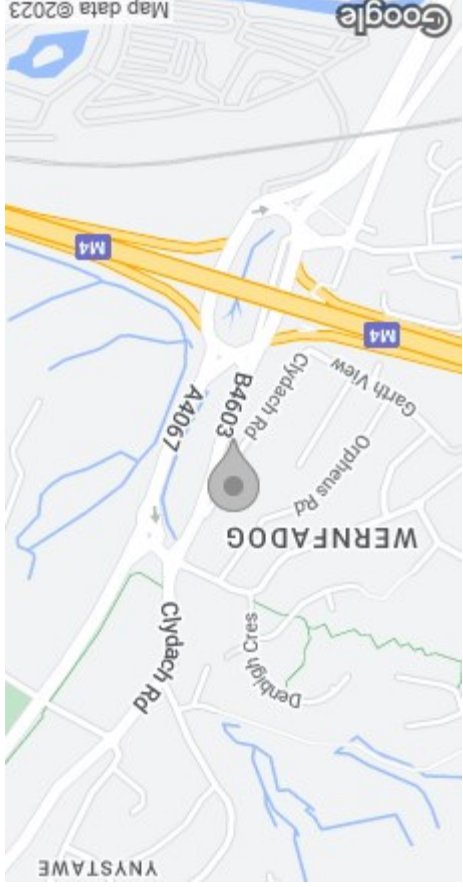


Approximate Area = 1601 sq ft / 148.7 sq m  
 Garage = 401 sq ft / 37.2 sq m  
 Total = 2002 sq ft / 185.9 sq m  
 For identification only - Not to scale



Clydach Road, Ynysforgan, Swansea, SA6

FLOOR PLAN



AREA MAP



458 Clydach Road  
 Ynysforgan, Swansea, SA6 6QW  
 Offers Over £235,000



## GENERAL INFORMATION

OFFERS OVER £235,000

Welcoming to market this four bedroom detached property in Ynysforgan. The ground floor accommodation comprises of an entrance hallway, lounge, dining room, kitchen, utility room, shower room and bedroom. To the first floor there are three bedrooms and family bathroom. Externally there is a front forecourt and large double garage along with front gardens. To the rear there is an enclosed garden. The property benefits from UPVC double glazing and gas central heating. The property has great motorway links.

Tenure = Freehold  
Council Tax = E  
EPC = E

## FULL DESCRIPTION

### Ground Floor

#### Entrance hallway

#### Dining Room

23'5" x 8'9" (7.16m x 2.69m)

#### Reception Room

17'1" x 12'7" (5.23m x 3.86m)

#### Hallway

Access to first floor via stairs

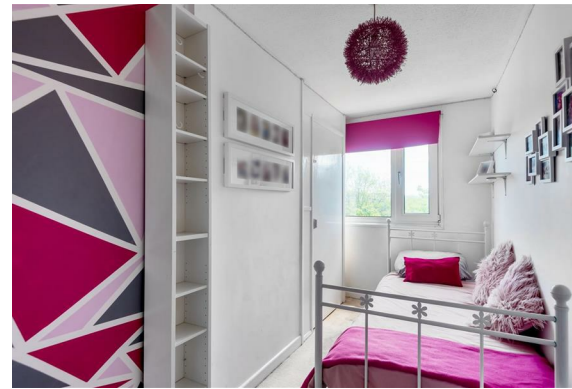
#### Kitchen

16'4" x 14'7" (5m x 4.45m)

#### Utility Room

7'1" x 5'10" (2.18m x 1.78m)

#### Shower room



**Bedroom 3**  
14'4" x 8'2" (4.39m x 2.51m)

### First Floor

**Hall / Stairs and landing area**

**Bedroom 1**  
14'7" x 10'11" (4.45m x 3.33m)

**Bedroom 2**  
13'1" x 10'2" (3.99m x 3.12m)

**Bedroom 4**  
11'10" x 5'1" (3.63m x 1.57m)  
access to small storage

### Main Bathroom

### External area

**Garage**  
23'1" x 17'3" (7.06m x 5.28m)

### Drive way and Garden

Tenure = Freehold

Council Tax = E

