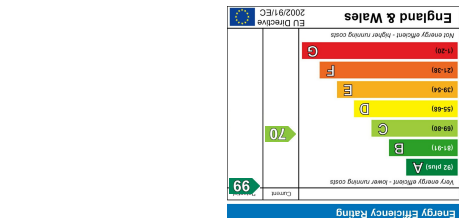
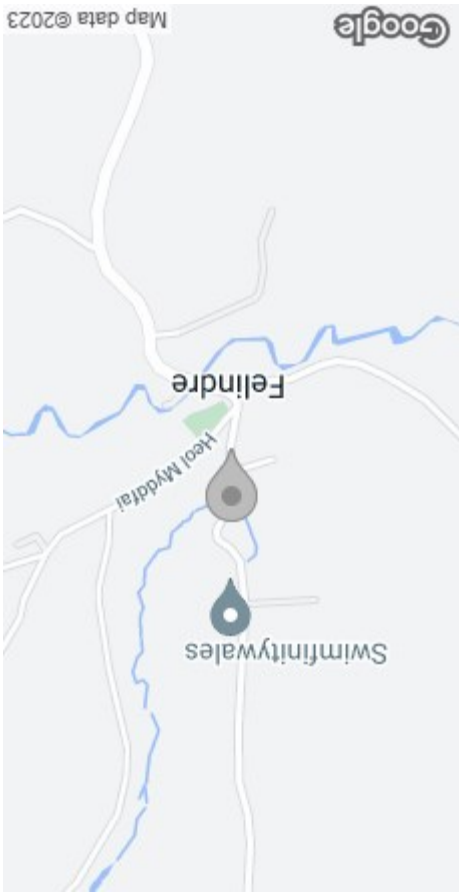


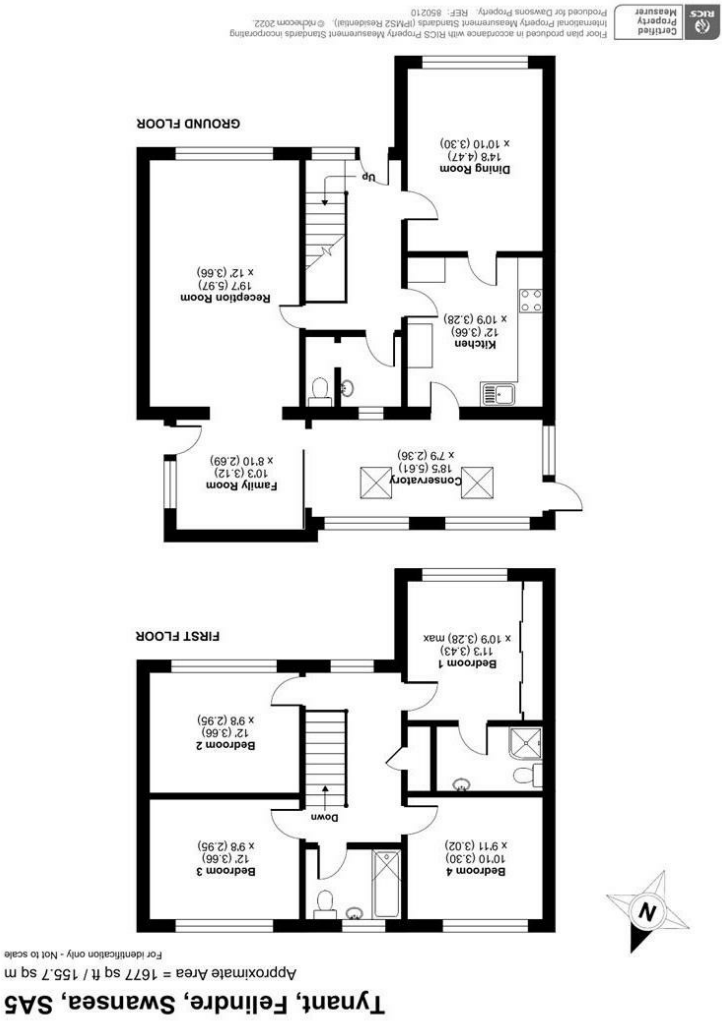
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



Heol Glyndyfal
Felindre, Swansea, SA5 7NA
Offers Over £450,000

4 2 3 C

GENERAL INFORMATION

OFFERS OVER £475,000 VIEWING ESSENTIAL TO APPRECIATE

Located in the popular Village of Felindre a detached family home with four double bedrooms. The accommodation briefly comprises reception hall, cloakroom, reception room, family room, dining room, kitchen and conservatory. To the first floor are four double bedrooms, en-suite shower room and family bathroom. The property has LPG heating and UPVC double glazing. Externally there is ample driveway parking, garage and workshop\office.. The lawned front extends beyond the driveway and down to the stream. Freehold. No Chain.

Tenure - Freehold.
Council Tax Band - F
EPC - C

FULL DESCRIPTION

RECEPTION HALL

CLOAKROOM

RECEPTION ROOM
19'7" x 12'0" (5.97 x 3.66)

FAMILY ROOM
10'2" x 8'9" (3.12 x 2.69)

DINING ROOM
14'7" x 10'9" (4.47 x 3.30)

KITCHEN
12'0" x 10'9" (3.66 x 3.28)

CONSERVATORY
18'4" x 7'8" (5.61 x 2.36)

LANDING



BEDROOM 1
11'3" x 10'9" (3.43 x 3.28)

EN-SUITE SHOWER ROOM

BEDROOM 2
12'0" x 9'8" (3.66 x 2.95)

BEDROOM 3
12'0" x 9'8" (3.66 x 2.95)

BEDROOM 4
10'9" x 9'10" (3.30 x 3.02)

BATHROOM

EXTERNAL

GARAGE & WORKSHOP

TENURE - FREEHOLD

COUNCIL TAX BAND - F

