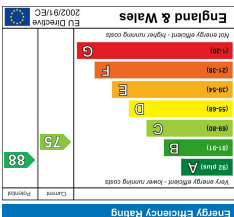
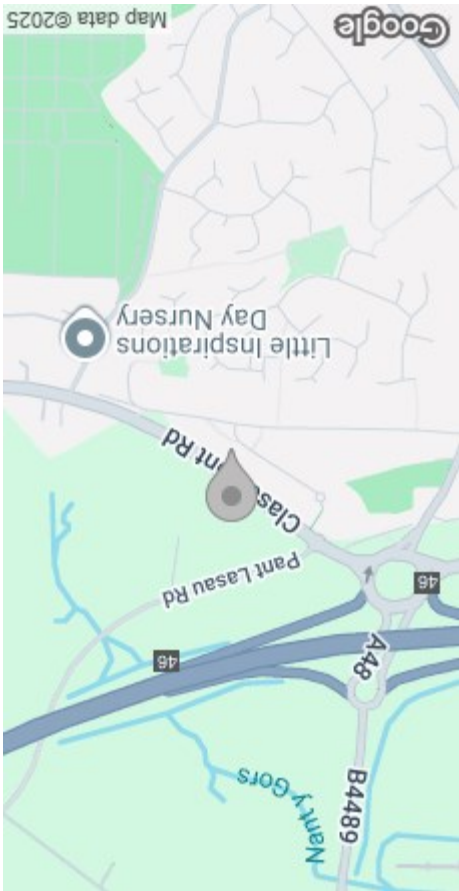


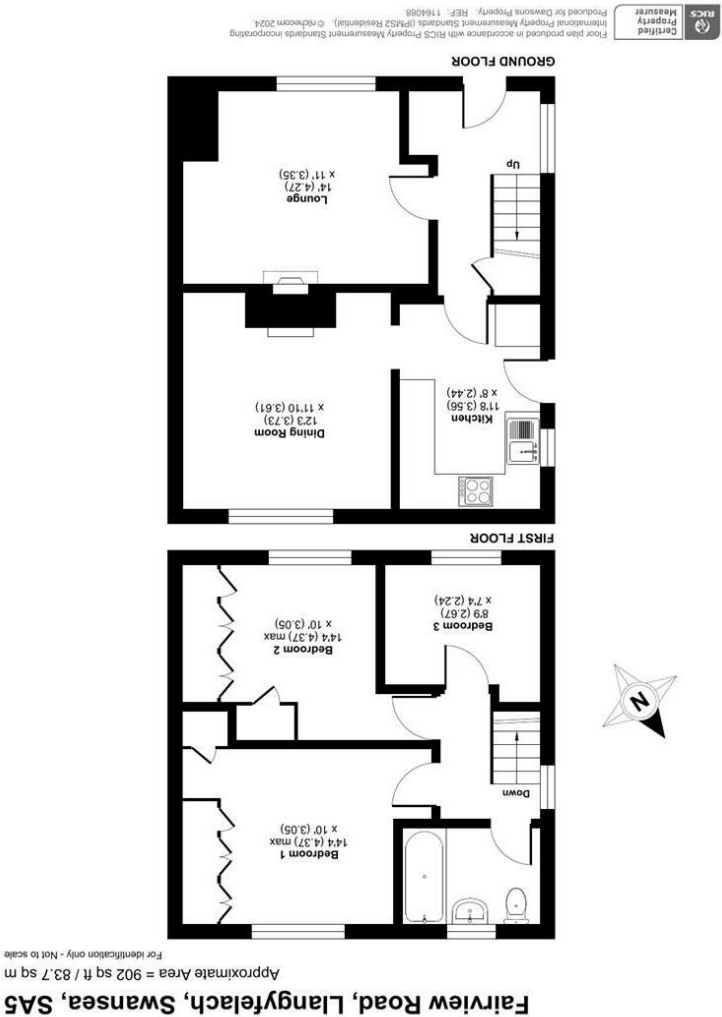
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



16 Fairview Road
Llangyfelach, Swansea, SA5 7JJ
Offers Over £155,000

3 1 2 C

GENERAL INFORMATION

Situated on Fairview Road in the charming area of Llangyfelach, Swansea, this well-presented semi-detached house offers a delightful blend of comfort and convenience. With three spacious bedrooms and two inviting reception rooms, this property is perfect for families or those seeking extra space for entertaining.

The interior of the home is tastefully decorated, providing a warm and welcoming atmosphere throughout. The layout is practical, ensuring that each room flows seamlessly into the next, making it an ideal setting for both relaxation and social gatherings. The property also boasts a well-maintained bathroom, catering to all your essential needs.

One of the standout features of this home is the enclosed rear garden, which offers a private outdoor space for children to play or for hosting summer barbecues with friends and family. It is a perfect retreat for those who appreciate a bit of greenery and fresh air.

Location is key, and this property does not disappoint. It is situated in close proximity to the DVLA and Morriston Hospital, making it an excellent choice for professionals working in these areas.

Additionally, the property benefits from great transport links to the M4, ensuring easy access to Swansea and beyond. With no chain involved, this home is ready for you to move in and make it your own.

FULL DESCRIPTION

Entrance

Hallway

Lounge
14'0 x 11'0 (4.27m x 3.35m)

Kitchen
11'8 x 8'0 (3.56m x 2.44m)

Dining Room
12'3 x 11'10 (3.73m x 3.61m)

First Floor

Landing

Bathroom

Bedroom One
14'4 max x 10'0 (4.37m max x 3.05m)



Bedroom Two
14'4 max x 10'0 (4.37m max x 3.05m)

Bedroom Three
8'9 x 7'4 (2.67m x 2.24m)

External

Council Tax Band
B

EPC
C

Tenure
Freehold

Services
Mains electricity, gas, water (billed) and drainage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

Addition Information
The property is of non standard construction but has been reinstated and certificate of works are available on request.

