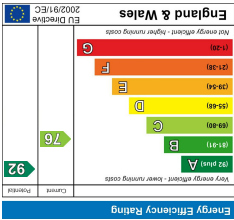


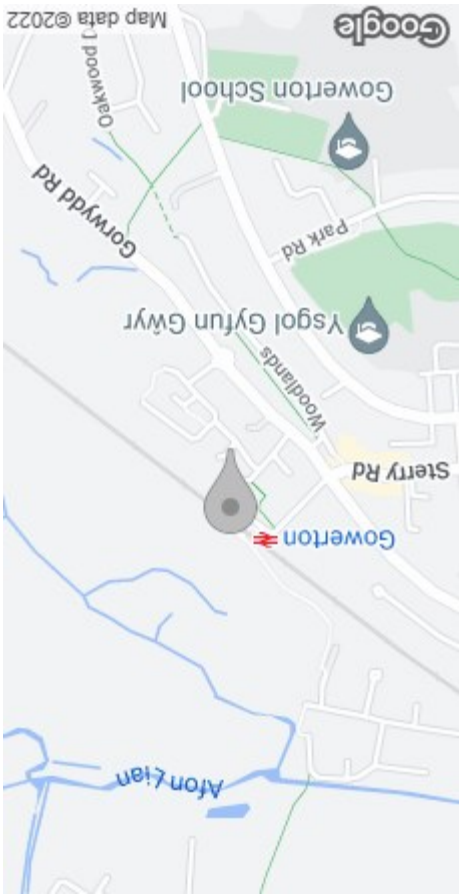


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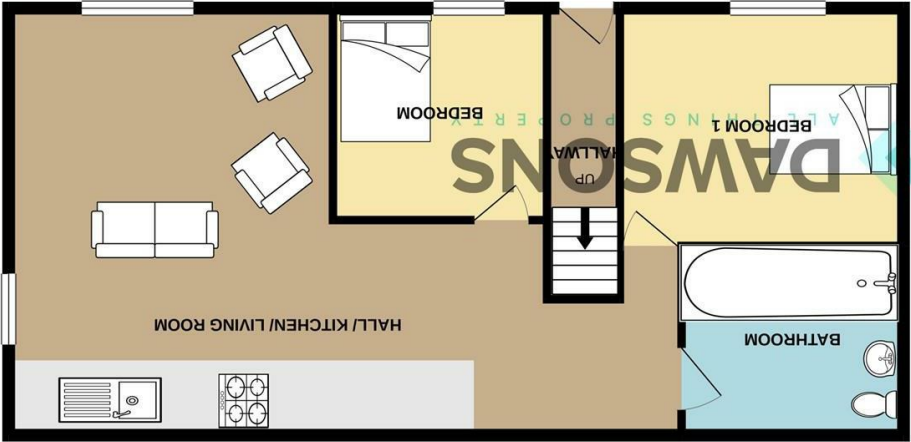
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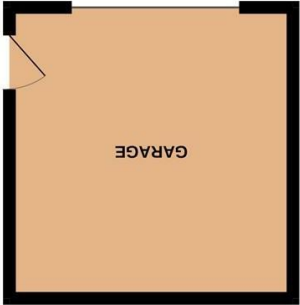
EPC



AREA MAP



GROUND FLOOR



BASEMENT

FLOOR PLAN



12 Llys Y Farchnad  
Gowerton, Swansea, SA4 3GR  
Offers In The Region Of £145,000





GENERAL INFORMATION

A stylish detached two bedroom coach house with integral garage, situated in a popular cul de sac location in Gowerton. Ideally set to take advantage of local amenities, train station and great road links to Swansea, Llanelli and Gower. The property offers low maintenance accommodation comprising two bedrooms, modern bathroom and newly fitted kitchen open to living room. The property benefits from uPVC double glazing and gas central heating. Ideal investment or first time buyer property. Viewing recommended. EPC-C

FULL DESCRIPTION

Ground Floor

Entrance Hallway

The property is entered via a composite door with storm canopy over. Radiator. Wood effect vinyl flooring. Door into integral garage. Stairs leading up to the first floor.

First Floor

Hallway

'Velux' window. Radiator. Wood effect vinyl flooring. Doors into the two bedrooms and the bathroom. Open through to:



Open Plan Kitchen/Living Room  
17'6" x 11'8" (5.35 x 3.58)

A newly fitted 'Ikea' kitchen with a range of wall and base units with complementary work surface and splash back. Inset sink with mixer tap. Integrated oven with four ring electric hob and concealed extractor fan over. Integrated microwave. Space for a fridge freezer and dishwasher. Radiator. Tile effect and wood effect vinyl flooring. UPVC double glazed windows to the front and side.

Bathroom  
6'10" x 5'4" (2.10 x 1.65)

Three piece suite comprising pedestal wash hand basin, panelled bath with shower over and low level WC. Wall mounted cabinet. Radiator. Extractor fan. Shaver point. Metro wall tiles. Tile effect vinyl flooring.

Bedroom One  
13'8" max x 9'2" (4.19 max x 2.80)

UPVC double glazed window to the front. Fitted wardrobes. Radiator. Wood effect vinyl flooring.

Bedroom Two  
10'10" x 6'9" (3.32 x 2.08)

UPVC double glazed window to the front. Radiator. Laminate flooring.

Integral Garage

Plumbed for a washing machine and tumble dryer. Newly fitted wall mounted 'Baxi' boiler with 10 year warranty.

