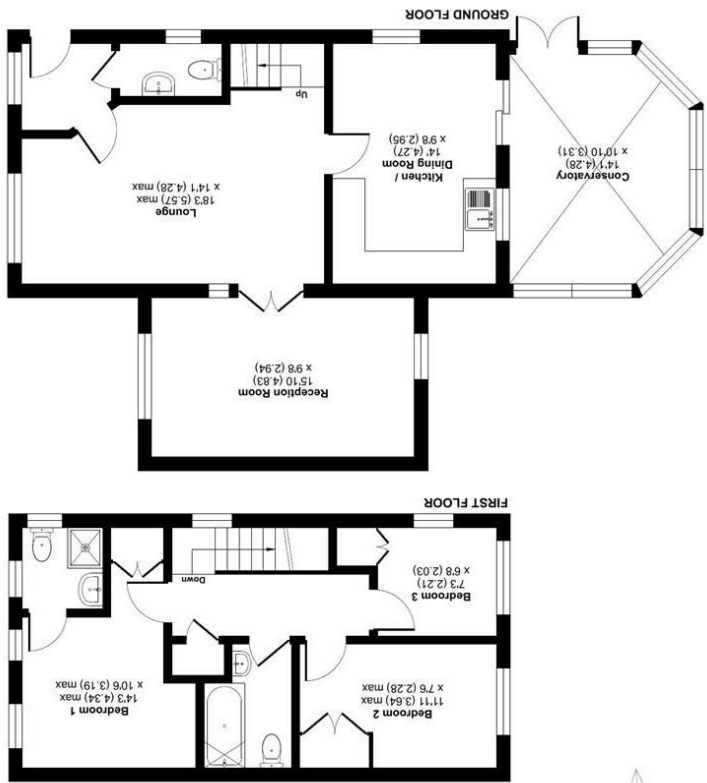




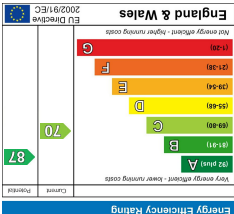
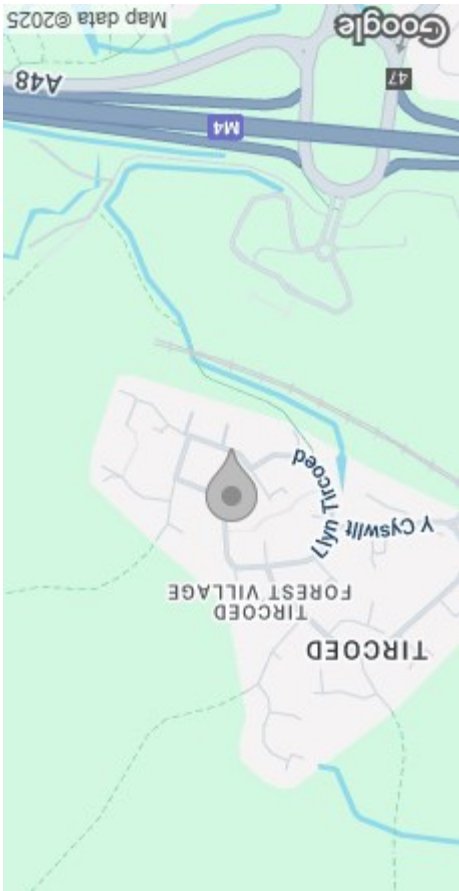
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but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

Produced for Dawson's Property, REF: 1288718  
Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS) (RICS Measurement).



Tircoed Forest Village, Swansea, SA4  
Approximate Area = 1149 sq ft / 106.7 sq m  
For identification only - Not to scale



EPC

AREA MAP

FLOOR PLAN



36 Ffordd Ger Y Llyn  
Penllergaer, Swansea, SA4 9ZQ  
Offers Around £260,000





GENERAL INFORMATION

Nestled in a quiet cul-de-sac, Ffordd Ger Y Llyn is a lovely, link-detached property offering a perfect blend of comfort and modern living. The property boasts three bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are greeted by two reception rooms that provide ample space for relaxation and entertaining. The addition of a conservatory enhances the living area, allowing natural light to flood in and offering a delightful space to enjoy the garden views throughout the seasons. The property features a convenient shower en-suite, a W.C., and a family bathroom, ensuring that morning routines are a breeze for everyone. Each bedroom is designed with comfort in mind, providing a peaceful retreat at the end of the day. The enclosed rear garden is a wonderful outdoor space, perfect for children to play or for hosting summer gatherings with friends and family. With its desirable location, this home is well-connected to local amenities and offers easy access to the beautiful Penllergaer Woods. . Don't miss the opportunity to make this delightful property your own.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge

18'3" max x 14'0" max (5.57m max x 4.28m max )

Reception Room

15'10" x 9'7" (4.83m x 2.94m )

Kitchen/Dining Room

14'0" x 9'8" (4.27m x 2.95m )

Conservatory

14'0" x 10'10" (4.28m x 3.31m )

W.C

First Floor

Landing



**Bedroom 1**  
14'2" max x 10'5" max (4.34m max x 3.19m max )

Shower En-suite

**Bedroom 2**  
11'11" max x 7'5" max (3.64m max x 2.28m max )

**Bedroom 3**  
7'3" x 6'7" (2.21m x 2.03m )

Family Bathroom

Parking

Driveway

Council Tax band = D

EPC = C

FREEHOLD

Services

Heating System - Gas  
Mains gas, electricity, sewerage and water.  
Broadband - Yes  
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.  
Mobile - There are no known issues with mobile coverage using the vendors current supplier.

Additional Information

Tircoed Village rent charge - The rent charge is an amount of money every house is required to pay to contribute to the upkeep of the village. The current rent charge is approx £99.00 per year (payable every April) and this will increase by a small amount every five years (this will happen next in 2025). Further information about how this is calculated is provided with your payment demand each year.

