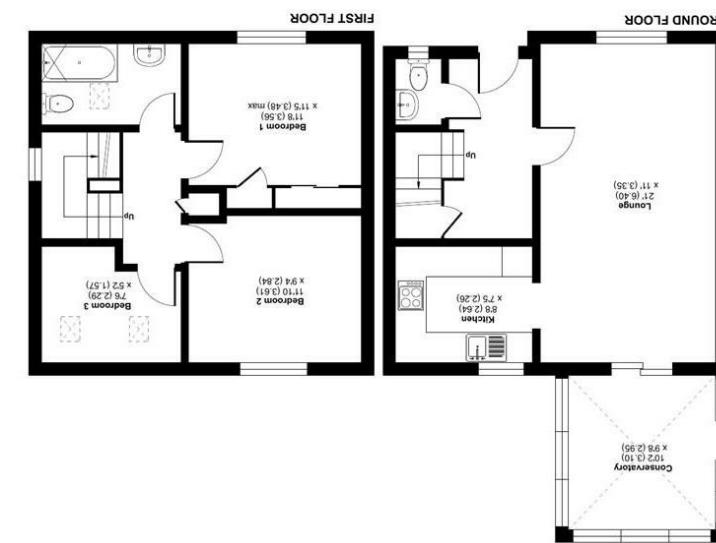


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### EPC



### AREA MAP



Tircoed Forest Village, Penllergaer, Swansea, SA4

For identification only - Not to scale

Approximate Area = 979 sq ft / 90.9 sq m

### FLOOR PLAN



### 15 Bron Afon

Tircoed Forest Village, Penllergaer, SA4 9QY

Offers Around £200,000



## GENERAL INFORMATION

Welcome to this charming, semi-detached house located in the picturesque village of Tircoed Forest Village, Penllergaer. This delightful property boasts a welcoming atmosphere, perfect for those seeking a peaceful retreat in the lovely community village of Tircoed Village. As you step inside, you are greeted by a reception room, ideal for relaxing with family and friends. The house features three comfortable bedrooms, offering plenty of space for a growing family. The bathroom is well-appointed and provides a tranquil space to unwind after a long day. Another feature of this property is the convenient driveway, providing parking space for your vehicles. Whether you're enjoying a cup of tea in the garden or taking a leisurely stroll through the village, this home offers a serene lifestyle surrounded by natural beauty. Don't miss the opportunity to make this charming house your own and experience the best of village living in Tircoed Forest Village. Council Tax Band = C | EPC = C | FREEHOLD



## FULL DESCRIPTION

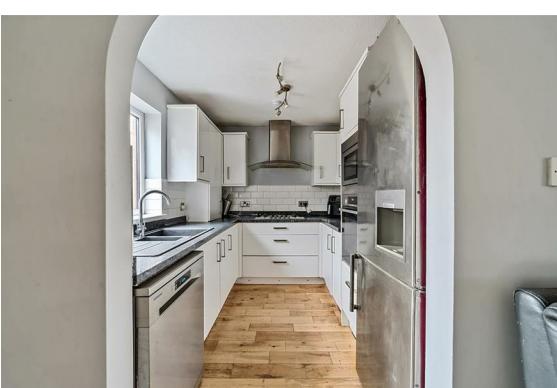
### Ground Floor

#### Entrance

#### Hallway

#### Lounge

20'11" x 10'11" (6.40m x 3.35m )



#### W.C

#### First Floor

#### Landing



#### Bedroom 1

11'8" x 11'5" max (3.56m x 3.48m max )

#### Bedroom 2

11'10" x 9'3" (3.61m x 2.84m )

#### Bedroom 3

7'6" x 5'1" (2.29m x 1.57m )

#### Family Bathroom

#### External

#### Additional Information

You are advised to refer to Ofcom checker for mobile signal and coverage.

Vendor advises:

Electric - Yes - Octopus

Gas - Yes - Octopus

Water - Yes - Billed

Broadband - Yes

Broadband Supplier - Sky

