

GENERAL INFORMATION

Nestled in the tranquil setting of Nant Glas within Tircoed Forest Village, this detached house presents an excellent opportunity for those seeking a home with potential. Boasting three well-proportioned bedrooms, this property is perfect for families or individuals looking for a peaceful retreat.

Upon entering, you are welcomed by two inviting reception rooms, providing ample space for relaxation and entertaining. The lounge offers a comfortable area to unwind, while the kitchen/diner is ideal for family meals. Additionally, a conservatory extends the living space, allowing for an abundance of natural light and a connection to the surrounding greenery.

The property does require some updating, allowing you to put your personal touch on it and create your dream home. Outside, a drive provides convenient off-road parking, enhancing the practicality of this lovely residence.

Situated close to the M4, this home offers excellent transport links, making it easy to access nearby Swansea and beyond. The peaceful surroundings of Tircoed Forest Village provide a perfect backdrop for outdoor enthusiasts, with plenty of opportunities for walking and enjoying nature.

FULL DESCRIPTION

Ground Floor

Hallway

Cloakroom/W.C

Lounge
9'9 x 19'10 (2.97m x 6.05m)

Kitchen
8'2 x 16'1 (2.49m x 4.90m)

Conservatory

First Floor

Landing

Bedroom 1
11'5 x 8'6 (3.48m x 2.59m)

En-suite



Bedroom 2
11'9 x 8'5 (3.58m x 2.57m)

Bedroom 3
8' x 9'2 (2.44m x 2.79m)

Family Bathroom
5'6 x 6'6 (1.68m x 1.98m)

Parking
Driveway and Garage (16' x 8')

Council Tax band = D

EPC = C

Tenure

Freehold

Services

Heating System - Gas
Mains gas, electricity, sewerage and water.
Broadband - The current supplier is Vodafone (fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, O2
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

Additional Information

Tircoed Village Rent Charge - The current rent charge is £134.89 per year. Further information about how this is calculated is provided with your payment demand each year.

