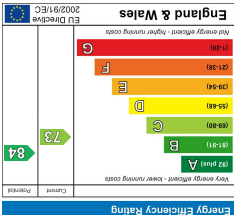
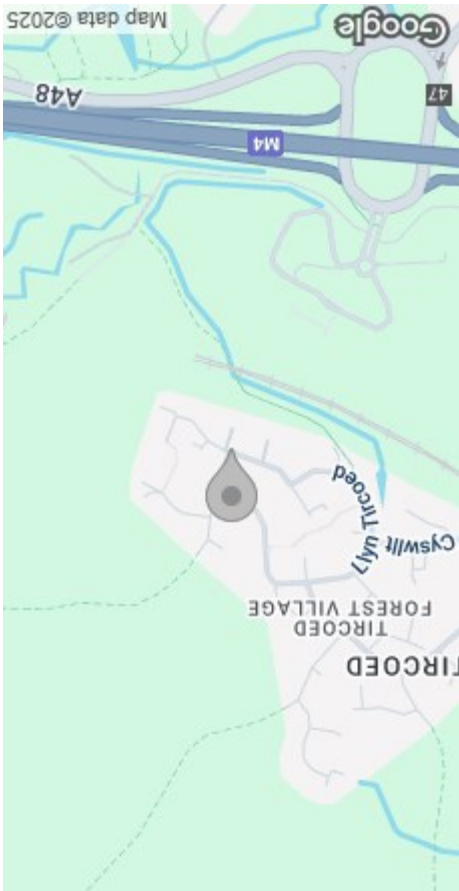


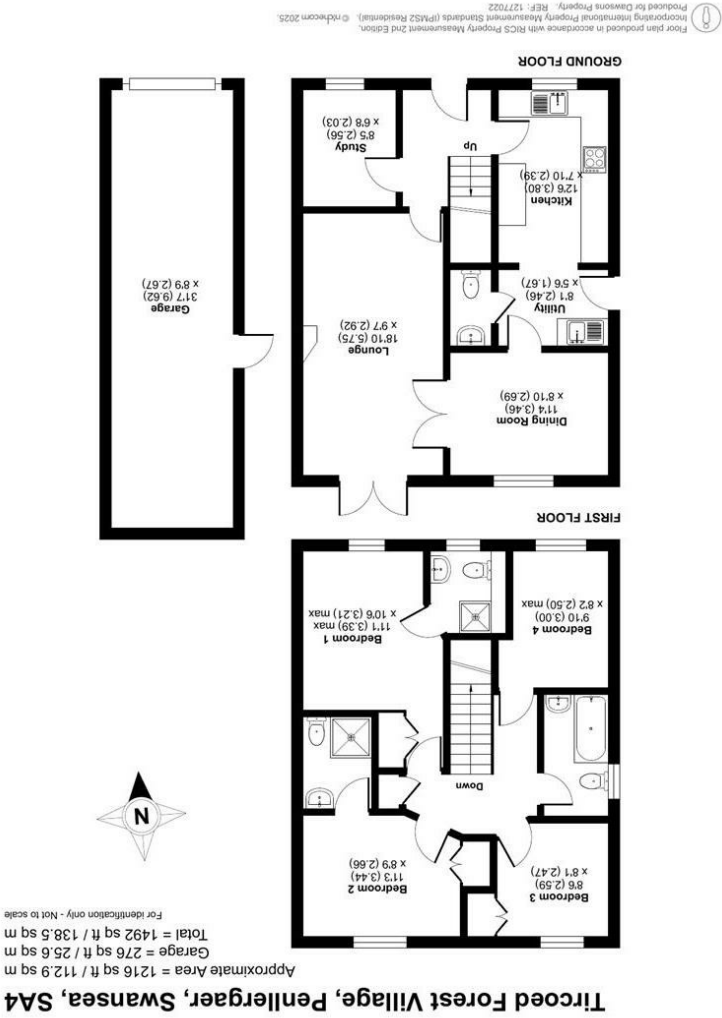
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



GENERAL INFORMATION

Situated in the popular area of Penllergaer, Swansea, this splendid four-bedroom detached property offers a perfect blend of comfort and modern living. The property boasts three spacious reception rooms, providing ample space for relaxation and entertainment. The well-appointed kitchen, utility and dining room flow seamlessly, making it an ideal setting for family gatherings and dinner parties. The four generously sized bedrooms ensure that there is plenty of room for family and guests alike. Two of the bedrooms feature en-suite shower rooms, adding a touch of luxury and convenience.

Additionally, a family bathroom and a separate W.C downstairs cater to the needs of the household. The enclosed rear garden is a delightful outdoor space, perfect for children to play or for hosting summer barbecues. The property also includes a garage and a driveway, offering secure parking and extra storage options.

With a utility room and a study, this home is designed to accommodate the demands of modern life, whether you are working from home or managing a busy family schedule. Ffordd Ger Y Llyn is a desirable location, providing easy access to local amenities and transport links. This exceptional property is not just a house; it is a place where memories can be made. If you are seeking a spacious family home, this delightful residence in Penllergaer is certainly worth considering.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
18'10" x 9'6" (5.75m x 2.92m)

Study
8'4" x 6'7" (2.56m x 2.03m)

Kitchen
12'5" x 7'10" (3.80m x 2.39m)

Utility
8'0" x 5'5" (2.46m x 1.67m)

W.C

Dining Room
11'4" x 8'9" (3.46m x 2.69m)

First Floor

Landing



Bedroom 1
11'1" max x 10'6" max (3.39m max x 3.21m max)

Shower En-suite

Bedroom 2
11'3" x 8'8" (3.44m x 2.66m)

Shower En-suite

Bedroom 3
8'5" x 8'1" (2.59m x 2.47m)

Bedroom 4
9'10" x 8'2" max (3.00m x 2.50m max)

Family Bathroom

Parking
Driveway and Garage

Council Tax Band = F

EPC = C

FREEHOLD

Services

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

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.

