



25 Tir Y Farchnad, Swansea, SA4 3GS
£239,995



A beautifully presented four bedroom semi detached home situated in Tir Yr Farchnad, Gowerton. This lovely home has been well cared for by it's current owners and briefly comprises of entrance hallway, cloakroom, lounge with french doors to the rear garden, dining room, kitchen/diner with french doors to the rear garden, Four bedrooms with en-suite to master and built in wardrobes to three bedrooms. Benefiting further from an enclosed low maintenance rear garden, driveway to side and garage. Must be seen!!!

Entrance

Entered via an obscure double glazed door into:

Hallway

Tiled floor. radiator, stairs to first floor, uPVC double glazed feature window to stairwell, door to cupboard under the stairs housing tumble dryer, doors to:

W.C

2'11" x 5'9" (0.90 x 1.755)

Fitted with a two piece suite comprising of W.C and wash hand basin, tiled floor, part tiled walls, extractor fan, radiator

Dining Room

11'2" x 10'11" (3.41 x 3.35)

Entered via double doors, uPVC double glazed window, radiator.

Lounge

11'3" x 19'0" (3.44 x 5.80)

uPVC double glazed window, uPVC double glazed french doors with uPVC double glazed windows to side, radiator x2, wood effect laminate flooring, decorative fireplace.

Kitchen/Dining Room

11'2" x 15'4" (3.41 x 4.69)

Fitted with a range of matching wall and base units with work surface over, four ring gas hob with extractor fan over, eye level oven and grill, part tiled walls tiled floor, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer, stainless steel sink with drainer and mixer tap, uPVC double glazed window, uPVC double glazed french doors, extractor fan, fusebox.





Landing

Feature uPVC double glazed window, door to airing cupboard housing water tank, access to loft, doors to:

Bedroom One

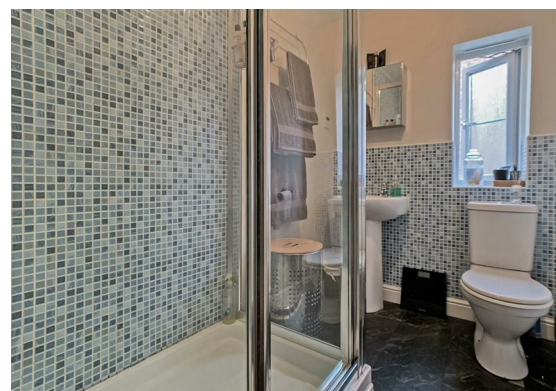
11'5" x 14'11" (3.48 x 4.57)

uPVC double glazed window x 2, radiator, built in wardrobes, door to:

En-suite

7'10" x 5'1" (2.41 x 1.57)

Fitted with a three piece suite comprising of double shower in enclosure, W.C and wash hand basin, part tiled walls, uPVC double glazed obscure window, slate effect vinyl tiles, electric shaver point, heated towel rail.



Bedroom Two

11'5" x 8'10" (3.48 x 2.71)

uPVC double glazed window, radiator, built in wardrobes.

Family Bathroom

6'9" x 5'6" (2.08 x 1.70)

Fitted with a three piece suite comprising of bath with hand shower over, W.C and wash hand basin, part tiled walls, slate effect vinyl tiles, electric shaver point, obscure uPVC double glazed window, extractor fan.



Bedroom Four

10'11" x 8'10" (3.330 x 2.71)

uPVC double glazed window, radiator, opening to built in wardrobes.

Bedroom Three

11'5" x 9'10" (3.50 x 3.02)

uPVC double glazed window, radiator, built in wardrobes.



External

This lovely home boasts a driveway to side with parking for two vehicles a wooden gate leads to the low maintenance rear garden that has been paved with a plant and shrub boarder.



Ground Floor



First Floor



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Viewing

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC