



## **26 Blaencefn, Winch Wen, Swansea, SA1 7LF**

**Offers In The Region Of £129,950**

A well presented extended three bedroom semi detached family home located conveniently for the Enterprise Park, M4 and all local amenities.

The accommodation comprises to the ground floor; hall, lounge, kitchen and sun room. To the first floor are three bedrooms and bathroom.

Externally to the front is a lawned garden and driveway with carport. To the rear is a good sized level garden with lawned and patio areas. EPC Rating - D.

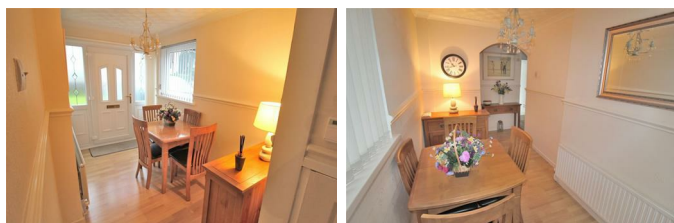
## The Accommodation Comprises

### Ground Floor

#### Entrance

Via uPVC door with glazed side panels to hall.

#### Hall



Double glazed window to the side, staircase to the first floor, understairs storage cupboard, laminate flooring, radiator.

#### Lounge 10'4" x 13'5" (3.16m x 4.09m)



Double glazed window to the front, gas fire with wooden surround, radiator.

#### Kitchen 9'6" x 7'5" (2.89m x 2.25m)



Fitted with a range of wall and base units, inset one and half bowl sink with drainer and mixer tap, tiled splashbacks. Double glazed window and door to the sun room, tiled flooring, radiator.

#### Sun Room



Double glazed windows to the rear and side, tiled flooring.

### First Floor

#### Landing

Double glazed window to the side.

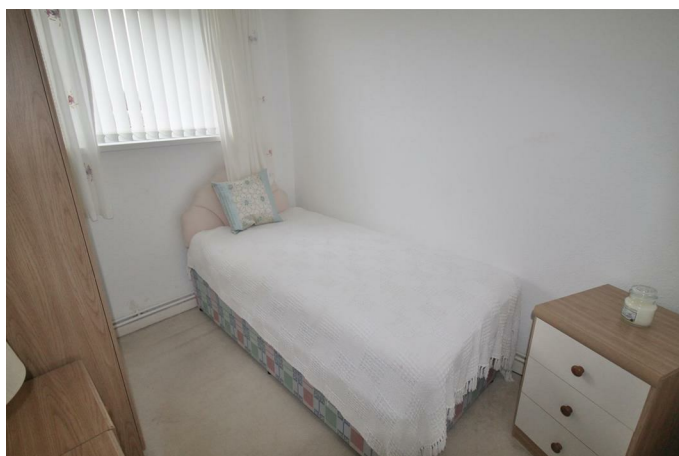


### **Bedroom 1 10'4" x 13'5" (3.16m x 4.09m)**



Double glazed window to the front, storage cupboard, radiator.

### **Bedroom 2 9'6" x 7'5" (2.89m x 2.25m)**



Double glazed window to the rear, radiator.

### **Bedroom 3 10'4" x 6'1" (3.16m x 1.86m)**

Double glazed windows to the front and side, airing cupboard housing gas combination boiler, radiator.

### **Bathroom**



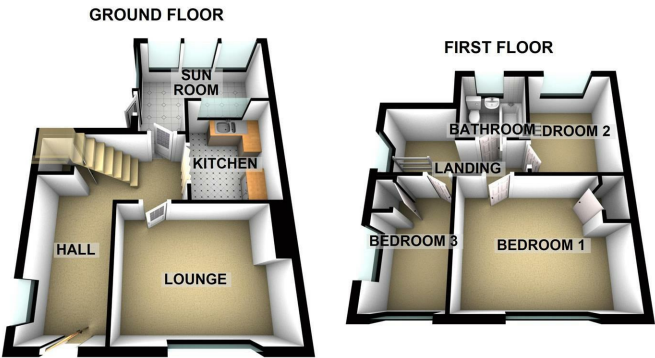
A white three piece suite comprising; panelled bath with shower attachment, pedestal wash hand basin and low level w/c. Double glazed window to the rear, tiled walls, radiator.

### **External**



To the front driveway, carport and lawn. to the rear a good sized garden with lawn and patio areas.

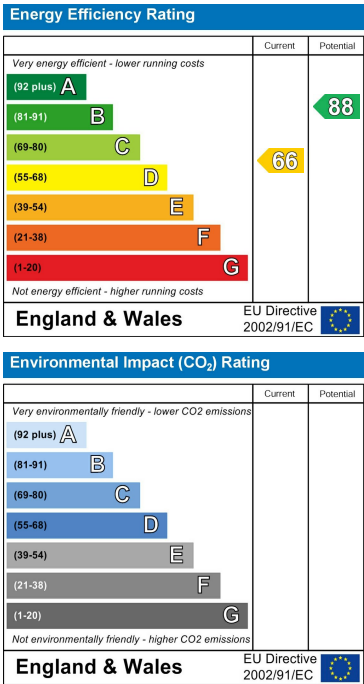
Floor Plan



Area Map



Energy Efficiency Graph



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