



4 Nythfa, Swansea, SA4 9SP
£225,000



A beautifully presented three bedroom detached family home situated in the popular Tircoed Village residential development in Penllergaer.

This lovely home has been well cared for by its current owner and is tastefully decorated throughout. Briefly comprising of entrance hallway, cloakroom, lounge, kitchen/diner, three bedrooms with en-suite to master and family bathroom.

Benefiting further from off road parking, a garage which has it's own electricity supply and front and rear gardens.

Entrance

Entered via a double glazed composite door into:

Hallway

Coving to ceiling, patterned tile vinyl flooring, radiator, stairs to first floor, doors to:

Cloakroom

2'9" x 3'9" (0.85 x 1.16)

Fitted with a two piece suite comprising of W.C and vanity unit housing wash hand basin, patterned tile effect vinyl flooring, radiator, obscure uPVC double glazed window.

Lounge

13'4" x 16'5" (4.08 x 5.01)

uPVC double glazed window, coving to ceiling, wood effect laminate flooring, radiator x2, door to:

Kitchen/diner

8'11" x 16'4" (2.73 x 5.00)

Fitted with a range of wall and base units with work surface over, five ring gas hob burner with extractor fan over and electric oven and grill under, tiled splash back, plumbing for washing machine, plumbing for dishwasher, stainless steel sink with drainer and mixer tap, uPVC double glazed window, uPVC double glazed patio doors, door to under stair storage cupboard, space for tumble dryer, slate effect vinyl flooring, radiator, space for fridge/freezer.

Landing

uPVC double glazed obscure window, door to airing cupboard housing combination boiler, door to further storage cupboard, coving to ceiling, access to loft, doors to:





Bathroom

5'10" x 6'3" (1.80 x 1.92)

Fitted with a three piece suite comprising of bath, W.C and wash hand basin, chrome heated towel rail, slate effect vinyl flooring, obscure uPVC double glazed window, electric shaver point, spotlights to ceiling.

Bedroom Two

10'2" x 10'0" (3.12 x 3.05)

uPVC double glazed window, radiator, coving to ceiling, door to built in wardrobe.

Master Bedroom

10'4" x 11'5" (3.15 x 3.49)

uPVC double glazed window, spotlights to ceiling, sliding mirrored wardrobes, radiator, coving to ceiling, door to:

En-suite

Fitted with a modern three piece suite comprising of waterfall shower, vanity unit housing wash hand basin, and W.C, tiled walls, slate effect vinyl flooring, chrome heated towel rail, spotlights, obscure uPVC double glazed window.



Bedroom Three

6'9" x 7'8" (2.08 x 2.35)

uPVC double glazed window, radiator

External

This lovely home boasts a driveway to side with a garage (with electricity supply) and a front garden that has been mainly laid to lawn. Gated side pedestrian access leads to the tiered rear garden which has been landscaped to provide an Indian sandstone patio with bbq, lawn and decked sun terrace. Must be seen!!!

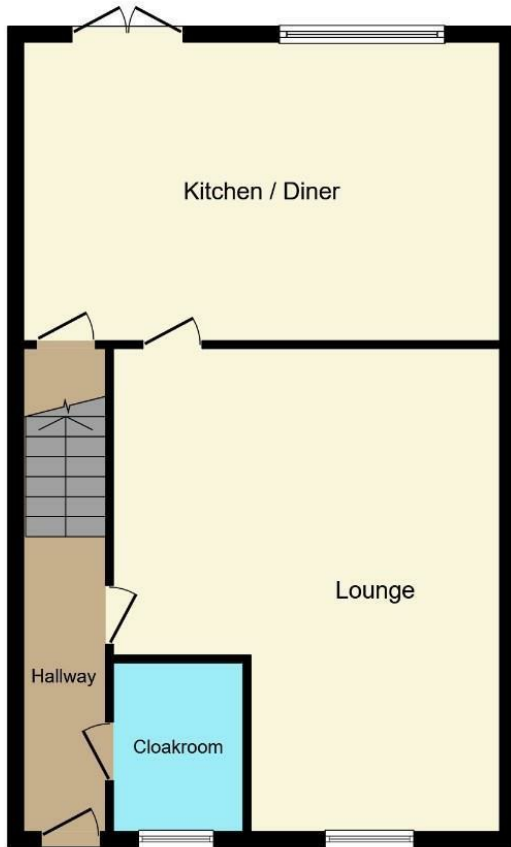
Tenure - Leasehold

99 year lease commencing from 1995

73 Years currently remaining

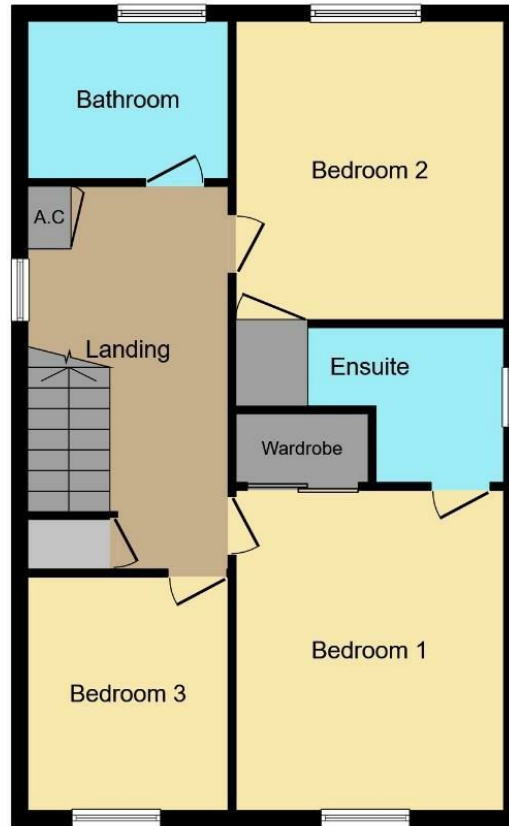
Ground Rent - £90 per annum





Ground Floor

Floor area 67.7 sq.m. (729 sq.ft.) approx



First Floor

Floor area 67.7 sq.m. (728 sq.ft.) approx

Total floor area 135.4 sq.m. (1,457 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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

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

Viewing

Please contact our No. 86 Estate Agency Office on 01792 348200 if you wish to arrange a viewing appointment for this property or require further information.

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