



## 6 Elizabeth Close

Ynysforgan, Swansea, SA6 6RW

**Offers In The Region Of £120,000**



A fantastic opportunity to purchase this two bedroom semi-detached bungalow, the property comprises of a lounge, kitchen, family bathroom, brand new gas combination heating and two bedrooms, UPVC double glazing throughout, side driveway and carport. Freehold, EPC - TBC

VIEWING RECOMMENDED TO APPRECIATE



## FULL DESCRIPTION

### HALLWAY

Entered via entrance door. Radiator. Doors into:

### KITCHEN

10'9 x 8'1 (3.28m x 2.46m)

UPVC double glazed window to front. UPVC double glazed obscured glass door to side. Fitted kitchen with a range of base and wall units and complimentary work surfaces over. Cupboard housing brand new combi boiler. Plumbing for washing machine. Space for fridge/freezer. One and a half sink with drainer. Integrated electric oven. Four ring electric hob with extractor fan over. Radiator.

### LOUNGE

15'3 x 12'5 into bay (4.65m x 3.78m into bay)

UPVC double glazed window to rear garden. Electric fireplace with feature surround. Two radiators.

### BATHROOM

7'4 x 5'4 (2.24m x 1.63m)

UPVC double glazed obscured glass window to front. Fully tiled bathroom comprising a Three piece suite comprising a low level WC. Full pedestal wash hand basin. Fully panelled bath tub with shower over. Access to loft. Radiator.

### MASTER BEDROOM

11'8 x 10'8 (3.56m x 3.25m)

UPVC double glazed window to rear. Radiator.

### BEDROOM 2

10'9 x 8'6 max (3.28m x 2.59m max)

UPVC double glazed window to front. Storage cupboard. Radiator.

### EXTERNAL

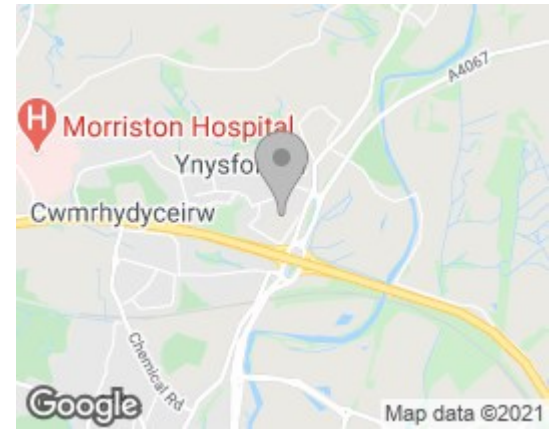
#### FRONT

Driveway parking for two vehicles. Carport leading to rear garden.

#### REAR

Area mainly laid to lawn with some mature trees and shrubs. Garden shed. Greenhouse

## AREA MAP



## FLOOR PLANS

GROUND FLOOR



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## EPC

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

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