



47 Glan Yr Afon, Swansea, SA4 4QG  
Offers In The Region Of £109,950





A beautifully presented one bedroom plus two reception detached coach house situated in the Bryngwyn Village, Gorseinon.

This well presented home is tucked away in a nice quiet spot on the development with the added benefit of side and rear courtyards. Set within close proximity to the local schools and amenities as well as Junction 47 of the M4.

This lovely apartment briefly comprises of entrance hallway and reception room with storage area to the ground floor, with a lounge/diner, fitted kitchen, modern family bathroom and master bedroom with built in double wardrobes.

Benefiting further from off road parking

Viewing is highly recommended !!!

### Entrance

Entered via a double glazed door into:

### Hallway

Wood effect laminate flooring, radiator, stairs to first floor, uPVC double glazed window, door to:

### Reception Room

9'1" x 10'8" plus wardrobes (2.77 x 3.26 plus wardrobes)

Sliding built in wardrobes, radiator x2, wood effect laminate flooring, sliding mirrored wardrobes with radiator, door to:

### Storage area

9'2" x 3'6" (2.81 x 1.07)

Up and over door, lighting, sockets.







### Landing

Obscure uPVC double glazed window, door to:

### Lounge/diner

21'3" x 9'11" (6.50 x 3.03)

uPVC double glazed windows, radiator, double doors to kitchen, archway through to inner hallway with airing cupboard housing combination boiler,



### Kitchen

12'0" x 6'1" (3.67 x 1.86)

Fitted with a range of wall and base units with work surface over, plumbing for washing machine, space for fridge/freezer, stainless steel sink with drainer and mixer tap, wood effect laminate flooring, four ring gas hob with extractor fan over and electric oven under, obscure uPVC double glazed window.

### Bathroom

8'5" x 5'6" (2.58 x 1.68)

Fitted with a three piece suite comprising of bath with shower over and glass modesty screen, W.C and wash hand basin, part tiled walls, tiled floor, radiator, obscure uPVC double glazed window, extractor fan, electric shaver point.



### Bedroom One

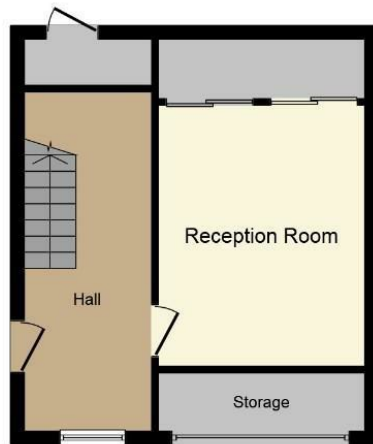
11'8" x 10'5" (3.58 x 3.18)

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



### External

This lovely coach house boasts a gated entrance with decorative stone courtyards and a door to a storage cupboard and separate storage area accessed via an up and over door with driveway to front.



**Ground Floor**



**First Floor**

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

Powered by audioagent.com

## 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.

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 of representation 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.



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