



## 27 Cwrt Lafant

Llansamlet, Swansea, SA7 9WR

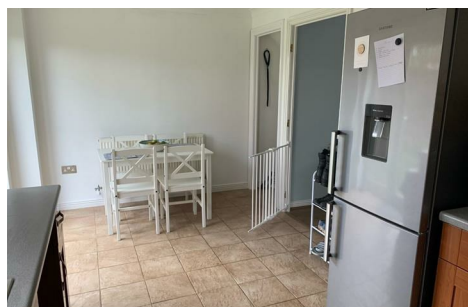
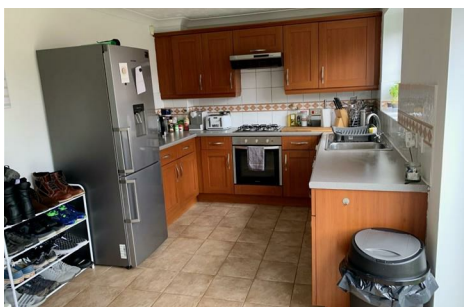
**Offers In The Region Of £175,000**



OFFER5S OVER £175,000

Located on a corner plot a three bedroom link detached home, fitted kitchen breakfast room, ground floor cloaks and en-suite, gas central heating, UPVC double glazing, enclosed rear garden, off road parking and garage. Freehold - EPC C

VIEWING RECOMMENDED TO APPRECIATE



## FULL DESCRIPTION

### HALLWAY

Entered via entrance door. Stairs to first floor. Radiator. Tiled flooring. Doors leading into:

### WC

UPVC double glazed obscured glass window to front. Low level WC. Wall mounted wash hand basin with tiled splash back. Tiled flooring.

### LOUNGE

16'9 max x 13'4 max (5.11m max x 4.06m max)

UPVC double glazed window to front. Two Radiators. Laminate flooring.

### KITCHEN

16'3 x 8'9 (4.95m x 2.67m)

UPVC double glazed window to rear garden. UPVC double glazed french doors to rear garden. Range of base and wall units with complimentary work surfaces. Plumbing for washing machine. Space for fridge/freezer. Integrated electric oven. Four ring gas hob with extractor over. Stainless steel sink with wash hand basin. Under stair storage. Radiator. Tiled flooring.

### FIRST FLOOR

### LANDING

UPVC double glazed window to side. Access to loft. Storage cupboard housing combi boiler. Laminate flooring. Doors leading into:

### BEDROOM 1

11'8 x 10'2 max (3.56m x 3.10m max)

UPVC double glazed window to front. Radiator. Fitted wardrobes. Laminate flooring.

### ENSUITE

7'4 max x 4'6 (2.24m max x 1.37m)

UPVC double glazed obscured glass window to side. Partly tiled three piece suite comprising of a walk in shower cubicle. Vanity unit wash hand basin. Low level wc. Radiator. Vinyl flooring.

### BEDROOM 2

14'1 x 9'3 (4.29m x 2.82m)

UPVC double glazed window to rear. Radiator. Storage cupboard. Laminate flooring.

### BEDROOM 3

8'1 x 6'8 (2.46m x 2.03m)

UPVC double glazed window to front. Radiator. Laminate flooring.

### BATHROOM

6'3 x 6' (1.91m x 1.83m)

UPVC double glazed obscured glass window to rear. Partly tiled. Three piece suite comprising a fully panelled bath with shower over. Low level wc. Full pedestal wash hand basin. Radiator. Vinyl flooring.

### EXTERNAL

#### FRONT

Off road parking for one vehicle. Single garage. Pathway leading to entrance door.

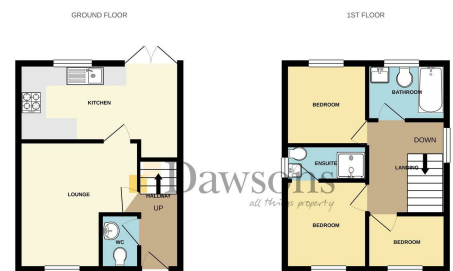
#### REAR

Fully enclosed rear garden. Area mainly laid to lawn. Chipped area. Gated side access to front. Rear access to garage.

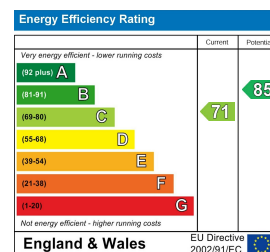
## AREA MAP



## FLOOR PLANS



## EPC



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