



23 Fforest Road, Swansea, SA4 0TN
£145,000

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An immaculate three bedroom semi detached home situated on Fforest Road, Pontarddulais.

This lovely home has been fully modernised throughout and is decorated in a neutral grey colour scheme.

Briefly comprising of entrance hallway , lounge/diner, porch with high gloss built in storage cupboards, modern high gloss kitchen with integrated appliances, three bedrooms and modern four piece bathroom suite.

Benefiting further from an enclosed tiered rear garden with patio area and lawn.

Must be seen!!!

Entrance

Entered via an obscure uPVC double glazed door into:

Hallway

Wall mounted cupboard housing electric meter and fuse box, coving to ceiling, stairs to first floor, wood effect laminate flooring, door to:

Lounge/diner

Coving to ceiling, uPVC double glazed window, radiator x2, cupboard housing gas meter, wood effect laminate flooring, double doors into:

Inner Porch

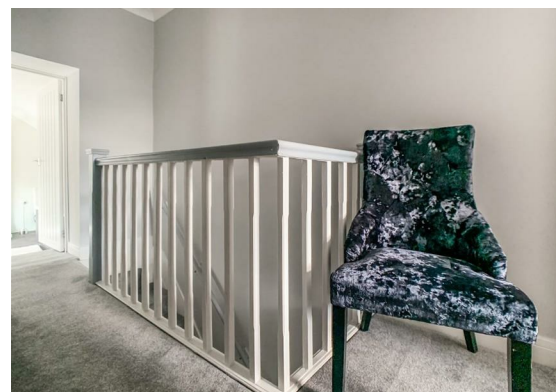
Skylight to ceiling, obscure uPVC double glazed door, tiled floor, spotlights to ceiling, opening through to:





Kitchen

Fitted with a range of modern high gloss wall and base units with work surface over, sink with drainer and mixer tap, four ring induction hob with extractor fan over and electric oven under, integrated washer/dryer, integrated fridge/freezer, designer wall mounted radiator, tiled floor, spotlights and coving to ceiling, uPVC double glazed window.



Landing

Access to loft, doors to:

Bathroom

Fitted with a modern four piece suite comprising of bath with waterfall mixer tap and hand held shower, shower, W.C and vanity unit housing wash hand basin, vinyl flooring, part tiled walls, designer wall mounted radiator, obscure uPVC double glazed window, spotlights to ceiling, airing cupboard housing gas combination boiler.



Bedroom Two

Coving to ceiling, uPVC double glazed window, radiator.

Bedroom One

Coving to ceiling, radiator, uPVC double glazed window.

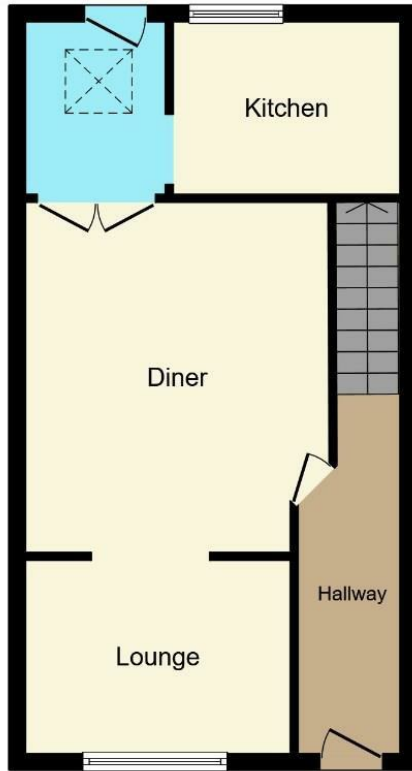
Bedroom Three

Coving to ceiling, radiator, uPVC double glazed window.



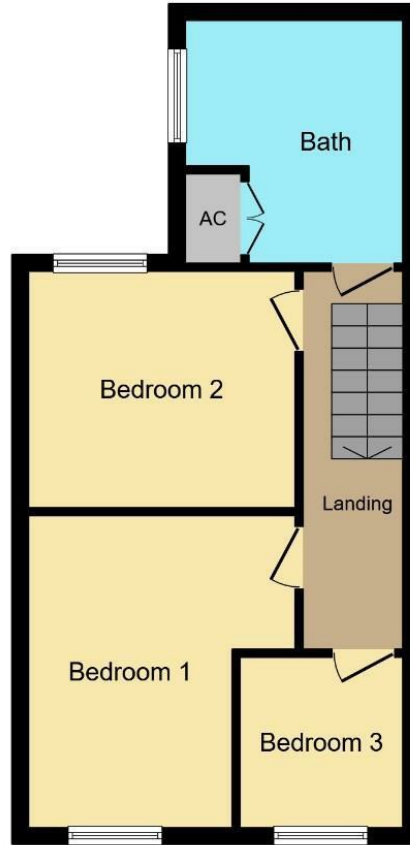
External

This beautiful home boasts a tiered rear garden with steps leading to the patio area and lawn.



Ground Floor

Floor area 43.9 sq.m. (472 sq.ft.) approx



First Floor

Floor area 42.1 sq.m. (453 sq.ft.) approx

Total floor area 85.9 sq.m. (925 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	84
		56	

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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