

## 11 Llwyn Derw, Fforestfach, Swansea, SA5 4AP

**£119,950**

A lovely, well presented extended two double bedroom middle terrace home conveniently located for Swansea City Centre, M4 and Fforestfach Retail Park. The accommodation comprises to the ground floor; hallway, lounge/dining room with multi fuel burner, kitchen/breakfast room and bathroom. To the first floor are two double bedrooms and bathroom (previously bedroom three). The property benefits from gas central heating, double glazing and the rear flat roof was replaced last year. Externally to the front is a gravelled garden and to the rear is an enclosed garden with paved and lawned areas. Ideal First Time Purchase or Buy To Let.

EPC Rating: D

## The Accommodation Comprises

### Ground Floor

#### Entrance

Via uPVC door.

#### Hallway

Doors to lounge/dining room and kitchen/breakfast room. Radiator, stairs to first floor.

#### Lounge/Dining Room 24'10" x 12'3" (7.57m x 3.74m)



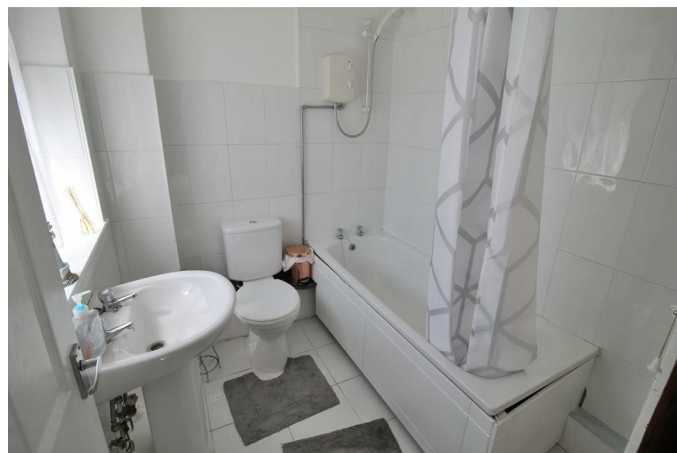
Double glazed window to front, solid wood mantle, stone hearth, multi fuel burner. Radiator, open plan to kitchen/breakfast room.

#### Kitchen/Breakfast Room 5'10" x 18'10" (1.79m x 5.74m)



Double glazed windows to side and rear, fitted with a range of wall and base units with worktop over, inset stainless steel sink with drainer and mixer tap. Tiled splashbacks, plumbed for washing machine and dish washer. Integrated electric oven and hob with extractor hood over, two radiators, door to rear garden.

### Bathroom



Double glazed frosted window to side, three piece suite comprising; panelled bath with shower over, wash hand basin and low level w/c. Tiled walls and flooring, storage cupboard, radiator.

### First Floor

#### Landing

Doors to both bedrooms and shower room.

#### Bedroom 1 11'9" x 12'3" (3.57m x 3.74m)



Double glazed window to rear, radiator.



### Bedroom 2 9'1" x 12'3" (2.78m x 3.74m)



Double glazed window to front, radiator.

### Shower Room



Double glazed window to rear, three piece suite comprising; wash hand basin, low level w/c and walk in shower cubicle. Tiled walls and flooring, radiator.

### External

#### Front Garden

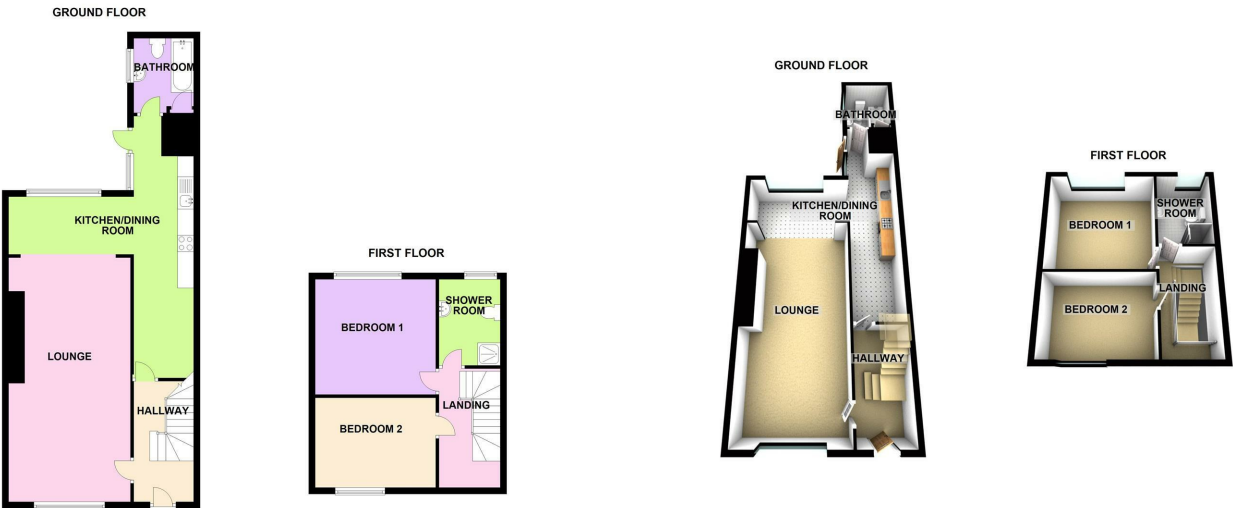
Enclosed front forecourt.

#### Rear Garden



Enclosed patio style garden with raised lawn area.

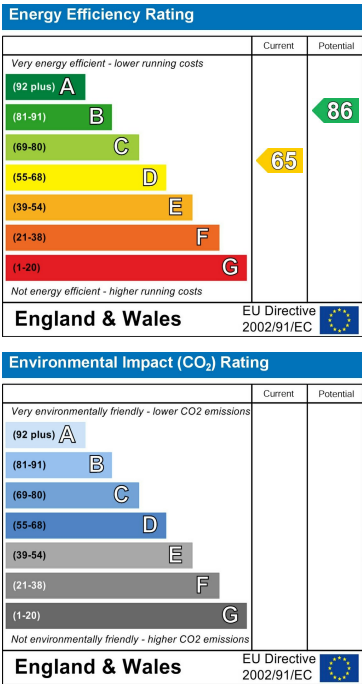
Floor Plan



Area Map



Energy Efficiency Graph



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