



2 Parc Y Delyn, Llangyfelach, Swansea, West Glamorgan, SA6 6EW

£199,995

We are pleased to offer for sale this lovely three bedroom detached family home located in a Cul De Sac in the sought after area of Llangyfelach.

The property boasts three bedrooms, enclosed rear garden, driveway and garage making it ideal for a first time purchase or family home. Situated with good access to City Centre, M4, schools and within walking distance of DVLA and local amenities.

The accommodation comprises to the ground floor; hallway, lounge dining room and kitchen. On the first floor you will find three bedrooms and the bathroom. Externally there is an enclosed rear garden, driveway and garage.

EPC Rating - D.

The Accommodation Comprises

Ground Floor

Entrance

Via uPVC door.

Hallway

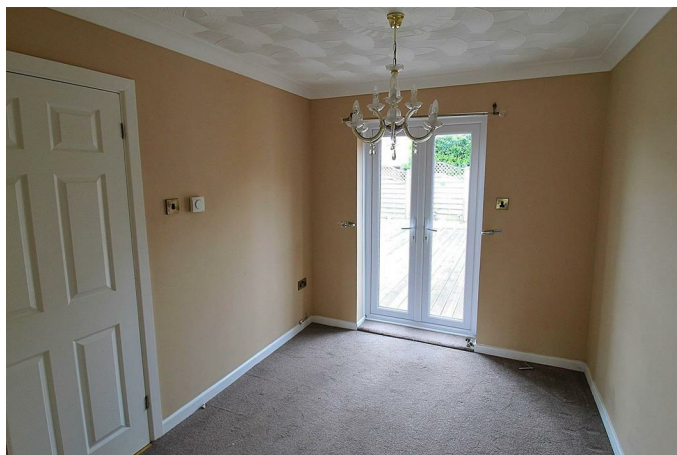
Doors to lounge and kitchen. Radiator, stairs to first floor.

Lounge 14'4" x 11'9" (4.37m x 3.58m)



Double glazed window to front, radiator, open plan to dining room.

Dining Room 8'10" x 8'2" (2.70m x 2.49m)



Door to kitchen, double glazed french doors to rear garden.

Kitchen 10'11" x 9'6" (3.33m x 2.89m)



Double glazed window to rear, fitted with a range of wall and base units with worktop over, inset resin sink with drainer and mixer tap. Tiled walls and flooring, space for free standing gas cooker with extractor hood over. Plumbed for washing machine, radiator, door to hallway. Double glazed uPVC door to rear garden.

First Floor

Landing

Double glazed window to side, doors to all three bedrooms and the bathroom.

Bedroom 1 12'6" x 11'2" (3.81m x 3.41m)



Double glazed window to rear, fitted wardrobes, radiator.

Bedroom 2 10'9" x 8'6" (3.27m x 2.58m)



Double glazed window to front, radiator.

Bedroom 3 8'9" x 5'10" (2.66m x 1.79m)



Double glazed window to front, radiator.

Bathroom



Double glazed frosted window to rear, three piece suite comprising; panelled bath with electric shower over, low level w/c and wash hand basin. Tiled walls and flooring, heated towel rail.

External

Rear Garden



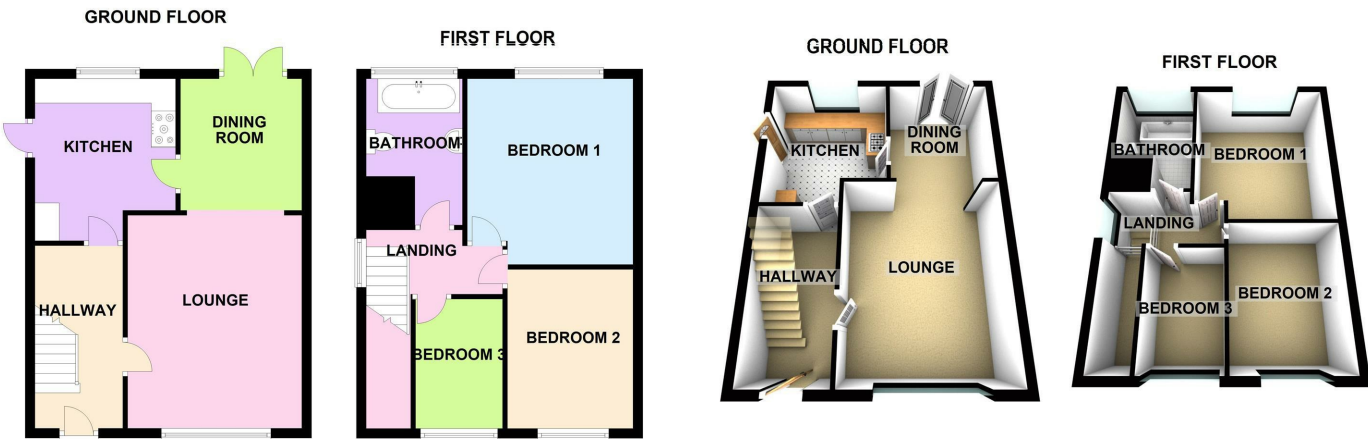
Large rear enclosed decking area with side access to garage.

Front Garden



Front lawn with shrubbery and concrete pathway to front door, driveway with parking for several cars and garage.

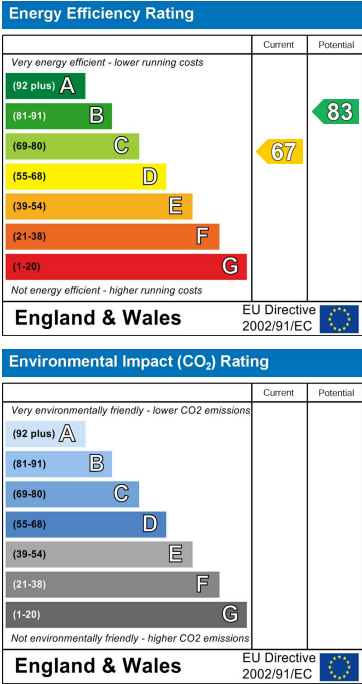
Floor Plan



Area Map



Energy Efficiency Graph



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