



Llwyn-Yr-Iar, Parc Gwernfadog

Swansea, SA6 6SZ

Offers over £210,000



Semi-detached house within walking distance to Morriston Hospital and easy access to the M4 motorway for commuters. Three bedrooms, stylish first floor bathroom, family lounge, modern fitted kitchen/dining room, conservatory, driveway, enclosed garden, gas combination heating and upvc double glazed throughout. Viewing highly recommended.



Ground Floor

Hallway

Upvc double glazed door to front. Laminate flooring. Stairs to first floor. Doors to lounge.

Lounge (13'3 x 12'3)

Upvc double glazed window to front. Laminate flooring. Column designer radiator. Under stairs storage cupboard. Square divide open plan to dining area. Spot lighting.

Kitchen/Diner (15'9 x 10'9)

Modern fitted kitchen with a range of wall, base and drawer units incorporating stainless steel single drainer sink unit with mixer tap over. Built-in stainless steel electric oven with ceramic hob and stainless steel extractor chimney over. Laminate flooring. Radiator. Upvc double glazed windows to side and rear. Upvc double glazed French doors leading to :-

Conservatory (11'4x 8'6)

Upvc double glazed windows with French doors to garden.

First Floor

Landing

Upvc double glazed window to side. Loft access.

Bedroom One (15'2 into wardrobes x 8'9)

Upvc double glazed window to front. Radiator. Fitted with a range of mirror fronted sliding door wardrobes. T.V point.

Bedroom Two (9'2 x 9'1)

Upvc double glazed window to rear. Radiator. Built-in airing cupboard housing wall mounted gas combination boiler.

Bedroom Three (9'5 x 6'5)

Upvc double glazed window to front. Radiator..

Bathroom

Stylish suite comprising low level w.c., vanity wash hand basin designer unit and bath with modesty shower screen. Fully tiled walls. Chrome towel radiator. Upvc double glazed frosted window to rear.

External

Lawned garden to front with some shrubs to borders. Side gated access into a level enclosed rear garden. The garden has lawned areas, chipping stones, patio and established mature shrubs.

Driveway provides off road parking for two vehicles.

General Information

Tenure: Freehold

Council Tax: Band C

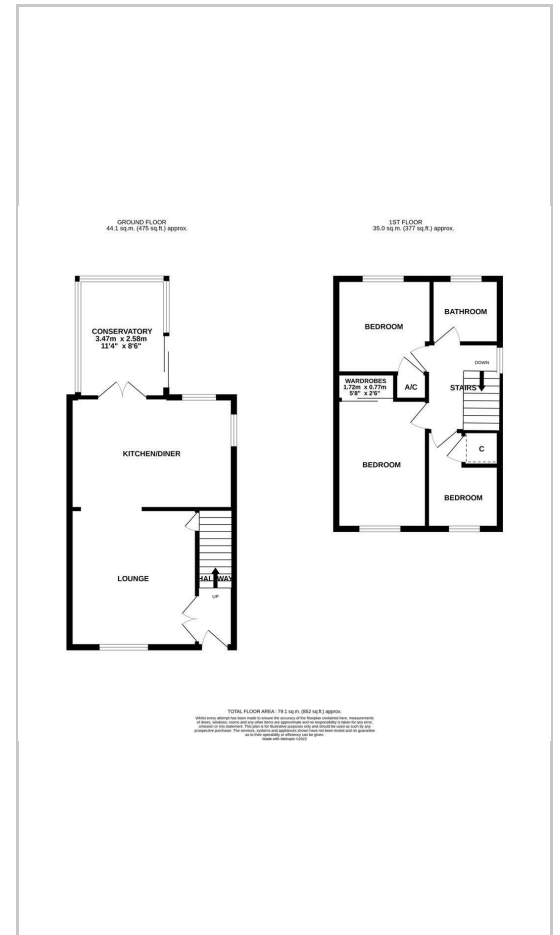
Enquiries welcome 7 days a week via Sullivans Estate Agents

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Area Map



Floor Plans



Energy Efficiency Graph

