

NEW INSTRUCTION



49 Ffordd Ger Y Llyn, Tircoed Forest Village, Penllergaer SA4 9ZJ

Offers in the region of £112,995

Two Bedroom Mid-Terrace Property
Ensuite Facilities to Master Bedroom
Garage
EER 72 EIR 74

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		91
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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42201/NP/sbj/080615

DESCRIPTION

A TWO BEDROOM MID TERRACE PROPERTY LOCATED IN A SOUGHT AFTER RESEDENTIAL ESTATE BACKING ONTO WOODLANDS

We have to offer this two bedroom well presented mid terrace property situated in the popular Tircoed Forest Village development. The property benefits from, gas central heating, double glazing, kitchen, Ensuite facilities to the master bedroom, bathroom and downstairs cloakroom.

To the front of the property is off road driveway parking for two vehicles leading to a garage with up and over door there is also the benefit of side access leading to the enclosed rear garden laid to Astroturf with decked seating area.

Viewing of this property is highly recommended to fully appreciate what is to offer.

HALLWAY

Double glazed front door, wood effect vinyl flooring, stairs to first floor, radiator, coved ceiling, doors to:

CLOAKROOM

Double glazed frosted window to front, radiator, textured ceiling, wash hand basin, WC., localised wall tiles, fuse box.

LOUNGE

13'6 x 12'8 (4.11m x 3.86m)
Double glazed window to rear, double glazed sliding patio doors to rear, tile effect laminate flooring, electric fire on stone hearth with feature wooden surround, two radiators, built in storage cupboard.

KITCHEN

10'7 x 7' (3.23m x 2.13m)
Double glazed window to front, tile effect vinyl flooring, single bowl & drainer unit, wall and base units with worktops, gas oven, 4 ring gas hob, extractor hood, built in fridge/freezer, washing machine, wall mounted gas boiler, tiled splash-backs, radiators, coved ceiling.

FIRST FLOOR LANDING

Airing cupboard housing the hot water tank, loft access, doors to:

BATHROOM

Double glazed frosted window to rear, WC., wash hand basin, panel bath with shower over, localised wall tiles, radiator, textured ceiling, extractor fan.

MASTER BEDROOM

11'8 x 8'1 (3.56m x 2.46m)
Two double glazed windows to front, radiator, textured ceiling, built in double wardrobe, door to:

ENSUITE SHOWER

5' x 4'11 (1.52m x 1.50m)
Double glazed frosted window to front, radiator, tiled walls, WC., wash hand basin, shower cubicle with power shower, textured ceiling, extractor fan.

BEDROOM TWO

9'6 x 7'1 (2.90m x 2.16m)
Double glazed window to rear, built in double wardrobe, textured ceiling, radiator.

EXTERNALLY

To the front there is driveway parking for approximately 2 cars. Pedestrian access path to the front. To the rear there is an enclosed astro turf garden with decked area, gravel area, wooden

STORAGE SHED, gated access to rear of the properties.

ATTACHED GARAGE

Up and over door.

SERVICES

We have been advised that all mains services are connected.

VIEWING

By appointment with the selling Agents on 01792 892436 or e-mail gorseinon@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

Start out on Lime Street ,At traffic signals turn right onto the A4240, At roundabout take the 2nd exit onto the A4240, At the roundabout by The Old Inn take the 1st exit onto the A48
Turn right onto Tircoed Forest Village, at roundabout take the 2nd exit onto Llyn Tircoed
At the T-Junction turn right. At the next T -Junction turn right onto Ffordd Ger Y Llyn where the property can be located at the bottom of the road on the right as denoted by our for sale board.