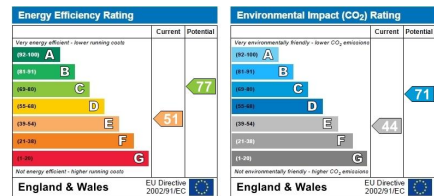




2 Llanllienwen Close, Ynysforgan SA6 6LY

Offers in the region of £149,000

Semi-Detached Bungalow
Well Presented Throughout
Detached Garage
Conservatory
EER E51



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KJ/BT/66779/281118

DESCRIPTION

We offer for sale a three bedroom bungalow which is located for the M4 Motorway, primary and secondary schools and Morriston Hospital.

A lovely home that boasts a conservatory, an enclosed rear garden and detached garage.

The property has been well maintained by the current owners and has undergone a recent facelift to include redecoration and new carpets throughout.

No Chain.

ENTRANCE HALL

Enter via double-glazed door into entrance hall, radiator, coving to ceiling, tiled floor, door to:

LOUNGE

18'3 x 11'5 (5.56m x 3.48m)

Coving to ceiling, radiator, double-glazed patio sliding doors into conservatory, brick fireplace with gas fire insert, opening to:

RECEPTION ROOM 2

13'1 x 10'2 (3.99m x 3.10m)

Double-glazed window to front, coving, double radiator, stairs to first floor, understairs storage.

CONSERVATORY

10'5 x 8'8 (3.18m x 2.64m)

Dwarf brick walls to 3 sides, double-glazed windows to 3 sides, radiator, double-glazed patio doors into garden.

KITCHEN

10'1 x 8'5 (3.07m x 2.57m)

Range of base and eye-level units, roll top work surface, 1 ½ bowl sink and drainer, tiled splash back, tiled floor, double-glazed window to side, obscure double-glazed door to rear, integrated hob oven, fridge and freezer.

BEDROOM 1

13' x 11'6 (3.96m x 3.51m)

Double-glazed window to front, radiator, coving, range of fitted wardrobes and units.

FIRST FLOOR LANDING

Stairs to first floor landing, doors to:

BEDROOM 2

Double-glazed window to rear, radiator, storage cupboard housing boiler, further storage.

BEDROOM 3

8'9 x 7'4 (2.67m x 2.24m)

Double-glazed window to front, fitted storage cupboard, radiator, further storage.

BATHROOM

Two double-glazed obscure windows to side, corner panel bath with shower over, low level WC, wash hand basin, floor to ceiling tiles, radiator.

EXTERNALLY

To the front there is off-road parking for several vehicles. There is a walled lawn with mature shrubs leading to **DETACHED GARAGE**. There is side access to the rear with a patio area with a neat lawn.

SERVICES

We are advised that mains services are connected.

VIEWING

By appointment with the selling Agents on 01792 311910 or e-mail

morriston@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

From Junction 45 of the M4 Motorway at Ynysforgan, take the second exit onto Llanllieinwen Road. Take the first right-hand turning onto Llanllienwen Close. Follow the road around where the property will be located on the right-hand side.