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60 YSTRAD ROAD, FFORESTFACH, SWANSEA,  
ASKING PRICE £129,950



Bright and deceptively spacious end of terrace property situated within the popular area of Fforestfach boasting well proportioned living space throughout comprising lounge, sizeable kitchen/dining room, sitting room, three double bedrooms, f/f bath/shower room and WC. Benefits include Upvc d/g, gas c/h, built in storage, driveway parking and a pleasant level enclosed laid to lawn garden with seating areas. Enjoying a convenient location with easy access to local shops, amenities, a regular bus service, Fforestfach retail park and the M4. An ideal investment or first time buy with no upward chain involved. Internal viewing advised to appreciate this surprisingly light and airy home. CASH BUYERS ONLY. EPC-E.

**ENTRANCE**

Enter via uPVC double glazed obscured glass panel door into:

**LOUNGE 6.55m (max) x 3.97m (max) (21'6" (max) x 13'0" (max))**

UPVC double glazed window to front, wall lights, door into sitting room, handy built in storage cupboard, two radiators, opening into:

**KITCHEN/DINING ROOM 7.73m x 3.26m (25'4" x 10'8")**

Spacious kitchen/dining room fitted with a range of wooden wall and base units incorporating work surface over, set in one and a half bowl sink and drainer with mixer tap, built in electric oven and grill with set in four ring hob with extractor hood over, plumbed for washing machine, two uPVC double glazed windows to rear enjoying a pleasant outlook over garden, uPVC double obscured glass panel door to rear, two radiators, ceramic floor tiles, opening into:

**SITTING ROOM 6.03m x 3.98m (19'9" x 13'1")**

UPVC double glazed window to front, set in electric stainless steel fire with hearth, backdrop and wood surround, staircase to first floor, radiator.

**FIRST FLOOR**

**LANDING**

Doors off to:



**BEDROOM 1 3.96m x 3.05m (13'0" x 10'0")**

UPVC double glazed window to front, radiator.

**BEDROOM 2 3.13m x 3.12m (10'3" x 10'3")**

UPVC double glazed window to front, loft hatch, radiator.

**BEDROOM 3 3.27m x 3.05m (10'9" x 10'0")**

UPVC double glazed window to rear overlooking garden, storage area, wall mounted gas combination boiler, radiator.

**BATHROOM 3.20m x 1.88m (10'6" x 6'2")**

Three piece suite comprising vanity unit wash hand basin with mixer tap, set in bath with mixer tap with hand held shower attachment, step in shower cubicle with mixer shower over, inset ceiling spotlights, ceramic wall tiles, two uPVC double glazed windows to rear, wall mounted towel radiator, ceramic floor tiles.

**W.C 2.03m (max) x 1.1m (max) (6'8" (max) x 3'7" (max))**

Two piece suite comprising low level WC, pedestal was hand basin, uPVC double glazed obscured glass window to rear, radiator.

**EXTERNAL**

**FRONT**

Open access leading to external porch, pleasant low maintenance front garden, driveway parking for several vehicles leading to rear garden.

**REAR**

An attractive level enclosed rear garden laid to lawn with seating areas.

**TENURE:** Freehold

**COUNCIL TAX:** D

**EPC RATING:** E

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 299 655

