



## 19 Ffordd Talfan, Garden Village SA4 4HN

**Offers in the region of £195,000**

Detached 4 Bedroom House  
Three Reception Rooms  
Cul de Sac Location  
Off Road Parking  
Ideal Family Home  
EER: TBC

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MW/WJ/72075/020919

## DESCRIPTION

Set within a cul-de-sac of similar properties within Garden Village, we offer for sale this four bedroom detached family home. The property benefits from three reception rooms, a gas central heating system, double glazing and garage. There is the added benefit of a driveway to the front of the property for at least four vehicles and an enclosed rear garden. Viewing of this property is recommended to fully appreciate all that is on offer.

EER: TBC

## ENTRANCE HALLWAY

Entered via double glazed door with obscure glazed panel to front, obscure pane to side, radiator, plate rack, stairs to first floor, door to;

## BEDROOM ONE/GARAGE CONVERSION

16'0 x 7'9 (4.88m x 2.36m)  
Double glazed window to front, laminate flooring, coved ceiling, shower cubicle with electric shower and Respatex interior, extractor fan, wall mounted wash hand basin, radiator.

## CLOAKROOM

Obscure double glazed window to side, WC, wall mounted wash hand basin, tiled floor, tiled walls, coved ceiling, radiator.

## KITCHEN/BREAKFAST ROOM

12'10 x 12'7 (3.91m x 3.84m)  
Fitted with wall and base units with worktop over, stainless steel sink and drainer with mixer tap, double electric oven with 6 ring gas hob, plumbing for washing machine, space for dishwasher, fridge/freezer and tumble dryer, freestanding work surface with storage under, open access to under-stairs storage, coved ceiling, radiator, wall mounted gas

fired combination boiler, tiled floor, part tiled walls, double glazed window to rear with leaded panes to side, double glazed obscure door to side.

## LOUNGE

13'6 x 10'9 (4.11m x 3.28m)  
Double glazed bay window to front, two radiators, coved ceiling, electric fire with marble effect hearth and wooden mantle, archway through to;

## DINING ROOM

10'9 x 9'3 (3.28m x 2.82m)  
Radiator, coved ceiling, double glazed leaded glass patio doors with double glazed leaded glass side windows leading to;

## CONSERVATORY

11'8 x 10'2 (3.56m x 3.10m)  
Double glazed panes, double glazed door to rear, tiled floor.

## FIRST FLOOR LANDING

Obscure double glazed window to side, radiator, loft access, built-in two door storage cupboard with shelving and hanging rail, radiator, coved ceiling, doors to;

## BATHROOM

Suite comprising WC, pedestal wash hand basin, bath with electric shower over, cushioned flooring, part tiled walls, coved ceiling, radiator, double glazed obscure window to rear.

## BEDROOM TWO

11'0 x 8'2 (3.35m x 2.49m)  
Double glazed window to rear, radiator, laminate flooring, coved ceiling.

## BEDROOM THREE

11'11 x 10'9 (3.63m x 3.28m)  
(This room is currently used as a sitting room), double glazed window to front, radiator, laminate flooring, coved ceiling.

## BEDROOM FOUR

12'10 x 6'10 (3.91m x 2.08m)  
Double glazed window to front, radiator, coved ceiling.

## HOBBY ROOM

9'9 x 7'11 (2.97m x 2.41m)  
Double glazed window to rear, radiator, stainless steel sink basin with mixer tap and tiled splash-back, laminate flooring, radiator, base units with worktop over.

## EXTERNALLY

To the front is a driveway providing off road parking for up to five vehicles. The **GARAGE** has up and over door and pedestrian door to rear. Side pedestrian access leads to the rear garden which is laid to patio and shingle.

## SERVICES

We are advised that mains gas, electricity, water and drainage are connected to the property.

## 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

From our office, proceed up West Street and take a left at the mini-roundabout. At the next mini-roundabout, proceed straight across onto Swansea Road. Take the third left onto Myrtle Road and the second left onto Ffordd Talfan where the property can be located on the left-hand side, as shown by our For Sale board.