



3 Brynawel Crescent, Treboeth SA5 9DN

Offers in the region of £124,950

Three Bedroom Semi Detached
Lounge/Dining Room
Ground Floor W/C
Gardens & Garage
EPC tbc

KJ/DT/72540/170919

DESCRIPTION

We have pleasure in offering a semi detached property located in a sought after location in Treboeth which in our opinion has convenient access for schools, transport links, M4 Motorway and Swansea City centre.

With a little tlc this property could be an ideal family home.

Externally you have gardens both front and rear and gated driveway with parking to include a detached garage.

Viewing of this family home is considered a must to fully appreciate all that is on offer.

ENTRANCE HALL

Enter via double glazed door, radiator, coved ceiling, stairs to first floor, door to:

LOUNGE

14' x 12'9 (4.27m x 3.89m)

Double glazed bay window to front, radiator, gas fire, sliding doors to:

DINING ROOM

9'8 x 8'5 (2.95m x 2.57m)

Double glazed window to rear, radiator, coved ceiling, door to:

KITCHEN

10'6 / 7'3 x 8'9 (3.20m / 2.21m x 2.67m)

Fitted with a range of wall and base units with roll top work surfaces, stainless steel sink with drainer, radiator, door to pantry, door to:

REAR PORCH

Door to further storage housing boiler, double glazed door to rear.

FIRST FLOOR LANDING

Double glazed window to side, loft access, door to storage cupboard housing tank, doors to:

BEDROOM ONE

15'3 x 9'7 (4.65m x 2.92m)

Double glazed bay window to front, radiator, fitted wardrobes, coved ceiling.

BEDROOM TWO

11' x 8'5 (3.35m x 2.57m)

Double glazed window to rear, coved ceiling, radiator.

BEDROOM THREE

8'5 x 6'4 (2.57m x 1.93m)

Double glazed window to front, radiator, fitted cupboards.

EXTERNALLY

To the front there are steps leading to the entrance of the property with a raised garden laid to lawn with mature shrubs. Side access to the

rear and **DETACHED SINGLE GARAGE**, we are advised this is mains connected. The rear enclosed garden is laid to lawn with mature shrubs.

SERVICES

We are advised that the property is mains 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 46 of the M4 Motorway at Llangyfelach follow the signs for Swansea, proceeding onto Swansea Road which continues onto Llangyfelach Road. Proceed through the traffic lights at Treboeth, continuing along taking a left hand turning onto Heol Gerrig, continue along onto Heol Y Cnap and then take a right hand turn onto Brynawel Crescent where the property will be located on the left hand side.