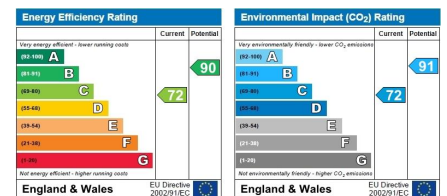




## 59 Pant Yr Helyg, Fforestfach SA5 4BJ

Offers in the region of £109,950

Two Bed End Terraced Property  
Easy Access To M4 Motorway via J47  
Close Proximity To Fforestfach Retail Park  
Off Road Parking  
No Chain  
EER C72



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**AO/DT/73173/041119**

**DESCRIPTION**

A two bedroom end terraced property situated in this cul de sac in Fforestfach. The property is conveniently located for all the local amenities including Parc Fforestfach and Pontarddulais Road Retail Parks, the M4 motorway at Junction 47 and Paper Mill café and Trout Fishery.

The accommodation comprises of kitchen, lounge, two bedrooms and bathroom. The property benefits from off road parking, double glazing, gas central heating and is set on a spacious plot with potential to extend (STP)

In our opinion this property is an ideal opportunity for first time buyers or investors and viewings are highly recommended. No chain.

EER C72

**KITCHEN**

11'7 x 7'8 (3.53m x 2.34m)

Fitted with a range of wall and base units with work surface over, single drainer sink with mixer tap, space for fridge and freezer, 4 ring electric hob with built in electric oven, tiled splash back. Double glazed window to front.

**LOUNGE**

16'7 x 11'7 (5.05m x 3.53m)

Double glazed door to rear garden with double glazed side panel. Stairs to first floor.

**FIRST FLOOR**

**LANDING**

Loft Access. Doors to:

**BEDROOM ONE**

11'9 x 8'7 (3.58m x 2.62m)

Double glazed window to rear, fitted wardrobe and storage cupboard.

**BEDROOM TWO**

10'6 x 6'6 (3.20m x 1.98m)

Double glazed window to front.

**BATHROOM**

7'4 x 4'7 (2.24m x 1.40m)

Fitted with a 3 piece suite in white comprising a low level WC, wash hand basin, panelled bath with shower over, double glazed obscure window to front.

**EXTERNALLY**

The front of the property is low maintenance and has off road parking with side gated access to the enclosed rear garden.

**SERVICES**

We are advised that all main services are connected.

**VIEWING**

By appointment with the selling Agents on 01792 281122 or e-mail [sketty@johnfrancis.co.uk](mailto:sketty@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 Sketty office proceed up Vivian Road to the top roundabout and turn left onto Cockett Road. Continue along, at the third set of traffic lights turn left by the Marquis Arms. At the next set of traffic lights turn left into Cynore Road, continue straight through 1st and 2nd set of traffic lights and at the 3rd set turn right onto old Carmarthen Road then 1st left onto Pant Yr Helyg. The property can be found on the right hand side as identified by our John Francis For Sale board.