



**431 Clydach Road,
Ynysforgan SA6 6QW**

Offers in the region of £167,000

**Three Bedroom Detached House
Off Road Parking
Great Transport Links
Front And Rear Garden
EER : F38**

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(102-100) A		
(81-91) B			(91-101) B		
(69-80) C			(80-90) C		
(55-68) D			(69-89) D		
(43-54) E			(58-68) E		
(31-42) F			(47-57) F		
(13-30) G			(35-46) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

TS/DT/73453/071119

DESCRIPTION

We bring to the market this well presented detached home in the ever popular area of Ynysforgan. The property benefits from three bedrooms, an open plan lounge diner, off road parking and garage and a front and rear garden .

The property enjoys great transport links to the M4 motorway as well as easy access to local schools and amenities. Viewing highly recommended.

HALLWAY

Enter via door to side elevation, stairs to first floor, door to:

LOUNGE / DINER

23'8 x 12' (7.21m x 3.66m)

Triple glazed window to front, radiator, coved ceiling, log burner, understairs storage cupboard, door to:

KITCHEN

16'3 x 10'9 (4.95m x 3.28m)

Two double glazed windows to rear, double glazed window to side, radiator. Fitted with a range of wall and base units with worktop over, integrated oven, stainless steel sink, central island with hob and breakfast bar, double glazed external door.

FIRST FLOOR LANDING

Storage cupboard housing boiler, doors to:

BEDROOM ONE

12'7 x 9'6 (3.84m x 2.90m)

Triple glazed window to front, radiator.

BEDROOM TWO

10'9 x 9'3 (3.28m x 2.82m)

Double glazed window to rear, radiator.

BEDROOM THREE

9'5 x 6'3 (2.87m x 1.91m)

Triple glazed window to front, radiator, loft access.

BATHROOM

Double glazed window to rear, suite comprising of bath with shower over, wash hand basin, WC, tiled walls, tiled floor, coved ceiling, radiator.

EXTERNALLY

To the front of the property the garden is laid to lawn with off road parking for 1 car and a **GARAGE**.

To the rear the garden is laid to lawn with a decked area, **2 SHEDS**, a range of mature trees and shrubs and an outdoor tap.

SERVICES

We are advised mains services are connected.

VIEWING

By appointment with the selling Agents on 01792 311910 or e-mail morrison@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 fourth exit onto Clydach Road. Take the first left and follow the road around where the property will be located on the right.