



## 18 Glyncollen Drive, Ynysforgan SA6 6RR

**Offers in the region of £179,995**

Attractive 3 Bed Semi-Detached Property  
Driveway & Garage. Enclosed Rear Garden  
Popular Location Close To M4 Motorway  
Ideal Family Accommodation. Viewing A Must  
Modern Kitchen. Conservatory. EPC: C71

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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**ZJ/RO/76125/090920**

## **DESCRIPTION**

A semi-detached property which offers perfect family accommodation, situated in the popular and convenient area of Ynysforgan.

The property boasts a modern kitchen with integrated 'Neff' appliances, a conservatory and an open plan living/dining room.

Externally there is a great size garden with patio and lawned areas. There is also a driveway which leads to the garage. To the rear of the garage there is an outside WC and storage shed. We would highly recommend viewing this property in order to fully appreciate all it has to offer. Ynysforgan offers excellent access to the M4 motorway (J45), as well as local primary and comprehensive schools. Morriston Town Centre is located just down the road with an even wider range of amenities available just further down again in Swansea City Centre.

## **ENTRANCE HALLWAY**

Double glazed door and window to front, stairs to first floor, laminate flooring, radiator, door to:

## **LIVING ROOM**

15'3 x 13'6 (widest points)  
(4.65m x 4.11m (widest  
Double glazed window to front, TV and telephone points, under stairs storage cupboard, laminate flooring, radiator, opening to:

## **DINING ROOM**

9'6 x 9'5 (2.90m x 2.87m)  
Double glazed French doors to conservatory, laminate flooring, radiator, door to:

## **KITCHEN**

15'11 x 6'11 (4.85m x 2.11m)  
Double glazed window to rear, range of modern wall

and base units with Quartz worktops over, ceramic 1½ sink and drainer unit with mixer tap, integrated Neff electric oven with 5 ring induction hob and feature extractor hood over, integrated Neff microwave, space for fridge/freezer and washing machine, integrated wine cooler, inset spotlights, tiled splash backs and flooring, double glazed door to side.

## **CONSERVATORY**

13'11 x 8'2 (4.24m x 2.49m)  
Double glazed windows to rear, double glazed French doors to side, USB sockets, laminate flooring, radiator.

## **FIRST FLOOR LANDING**

Double glazed window to side, loft hatch, door to spacious storage cupboard, doors to:

## **BEDROOM 1**

12'5 x 9'11 (3.78m x 3.02m)  
Double glazed window to front, built-in wardrobe, radiator.

## **BEDROOM 2**

10'1 x 9'5 (3.07m x 2.87m)  
Double glazed window to rear, built-in wardrobe, radiator.

## **BEDROOM 3**

8'11 x 6'8 (2.72m x 2.03m)  
Double glazed window to front, laminate flooring, radiator.

## **BATHROOM**

Double glazed window to rear, panelled bath with shower unit over, WC, pedestal wash hand basin, towel heater, inset spotlights, extractor fan, vinyl flooring.

## **EXTERNALLY**

To the front of the property is a small garden with a driveway leading to the **GARAGE** which has an up and over door, electricity points and a door to rear.

The good size rear garden is enclosed and laid to paved patio and lawned areas. There is also a **WC** and **STORAGE SHED**.

## **SERVICES**

We are advised all mains services are connected to the property.

## **DISCLOSURE**

**ESTATE AGENCY ACT 1979.** Under this act, we are obliged to inform you that a member of John Francis has a connection with this property.

## **VIEWING**

By appointment with the selling Agents on 01792 864900 or e-mail [pontardawe@johnfrancis.co.uk](mailto:pontardawe@johnfrancis.co.uk)

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **FACEBOOK & TWITTER**

Follow us on twitter  
@JohnFrancisPont or on facebook  
[www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

## **TENURE**

We are advised that the property is Freehold

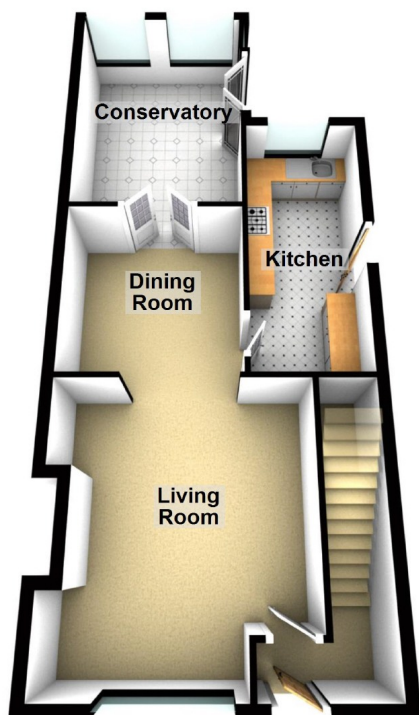
## **GENERAL NOTE**

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, take the second exit onto Llanllienwen Road. Take the first right turning onto Glyncollen Drive where the property is located on the left hand side of the road.

Ground Floor



First Floor



Please Note:- This plan is for illustrative purposes only and is NOT to scale.  
Plan produced using PlanUp.

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**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(12-100) <b>A</b>		
(61-91) <b>B</b>		
(32-60) <b>C</b>		
(15-60) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-30) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales**

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