



17 Ffordd Ger Y Llyn, Tircoed Forest Village, Penllergaer, Swansea, SA4 9ZQ
Offers In The Region Of £189,950

A superb three bedroomed detached residence occupying a choice quiet cul de sac location with a driveway leading to a single garage. Forming an integral part of the much sought after Tircoed Village development the property will make for a lovely first time buy or a family home. In brief the accommodation comprises: entrance hall, lounge, rear hallway, WC and kitchen/diner. The first floor landing gives access to the three good sized bedrooms and family bathroom. Two bedrooms benefit from having en suite shower rooms. Externally, the property has driveway parking for two vehicles and side access to the large rear garden which is mainly laid to lawn. EPC - D

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Ground Floor

The property is entered into:

Entrance Hall

Stairs to first floor landing. Door into the family lounge. Wood effect flooring.

Lounge 5.62max x 3.23max (18'5" x 10'7")

Double glazed window to front. Radiator. Fireplace surround. Wood effect flooring. Storage cupboard. Door into:

Rear Hall

Wood effect flooring. Doors into the WC and Kitchen.

WC

Two piece suite comprising close coupled WC and full pedestal wash hand basin. Partly tiled walls. Extractor fan. Radiator. Wood effect flooring.

Kitchen / Diner 4.45m x 2.65m (14'7" x 8'8")

Fitted with an arrangement of wall and base units together with pull out drawers and complementary work surface over inset one and a half bowl sink and drainer with mixer tap over. Integrated dishwasher. Integrated fridge freezer. Four ring gas hob with built under oven and grill and concealed extract fan over. Partly tiled walls. Double glazed window to rear. Sliding doors to rear garden. Space for a dining table. Radiator. Vinyl flooring.

First Floor

Landing

Storage cupboard. Fitted carpet. Door into the three bedrooms and bathroom.

Bedroom One 4.71m max x 4.20m max (15'5" max x 13'9" max)

Three double glazed windows to front. Radiator. Fitted carpet. Fitted wardrobe. Door into:

Shower Ensuite

Three piece suite comprising close coupled WC, full pedestal wash hand basin and corner shower cubicle. Fully tiled walls. Extractor fan. Fitted carpet.

Bedroom Two 3.18m max x 2.69m (10'5" max x 8'10")

Double glazed window to rear. Fitted wardrobe. Radiator. Fitted carpet.

Bedroom Three 3.01m x 2.72m (9'11" x 8'11")

Double glazed window to front. Radiator. Fitted carpet. Door into:

Shower Room

Three piece suite comprising close coupled WC, full pedestal wash hand basin and corner shower cubicle. Double glazed obscure window to front. Extractor fan. Fitted carpet.

Bathroom

Three piece suite comprising a low level WC, full pedestal wash hand basin and panelled bath with a telephone style mixer tap. Double glazed window to rear. Partly tiled walls. Radiator. Fitted carpet. Extractor fan

Externally

FRONT:

Driveway parking for two vehicles and side access to the rear garden.

REAR:

Enclosed rear garden mainly laid to lawn. Access to the single garage.

