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**65 LLWYN TEG, FFORESTFACH, SWANSEA,  
ASKING PRICE £157,950**





A great opportunity to purchase this modern style semi-detached property situated in a very quiet and secluded cul-de-sac location situated within the popular estate in Fforestfach. The accommodation comprises cloakroom, lounge opening into dining room & kitchen to ground floor with three bedrooms, en suite and family bathroom to first floor. Benefits include Upvc double glazing, gas central heating, family friendly secluded location, fully enclosed family friendly rear garden with patio seating area and laid to lawn, driveway parking and single detached garage. It offer easy access to local amenities at Fforestfach Retail Park, M4, Morriston Hospital & Swansea City Centre. Viewing is recommended to admire this property's great quiet location, spacious layout & ample living space. EPC = D

**ENTRANCE**

Enter via UPVC double glazed door into:-

**HALLWAY**

Staircase to first floor, radiator, wood effect flooring, doors off to:-

**CLOAKROOM**

Fitted with a white two piece suite comprising low-level WC, wall mounted wash hand basin with vanity cupboard, UPVC double glazed obscure window to front, splash back wall tiles, radiator, vinyl flooring.

**LOUNGE 4.95m x 2.94m (16'3" x 9'8")**

UPVC double glazed window to front, radiator, wood effect flooring, archway opening into:-

**DINING ROOM 2.83m x 2.37m (9'3" x 7'9")**

UPVC double glazed French doors to rear opening out onto patio seating area, radiator, wood effect flooring.

**KITCHEN 2.83m x 2.54m (9'3" x 8'4")**

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer, integrated electric oven with four ring gas hob and extractor hood over, plumbed for washing machine and dishwasher, space for tall standing fridge freezer, UPVC double glazed window to rear, splash back wall tiles, built in storage cupboard, radiator, vinyl flooring.

**FIRST FLOOR**

**LANDING**

UPVC double glazed window to side, built in storage cupboard housing water



tank, doors off to:-

**BEDROOM 1 3.00m x 3.49m (9'10" x 11'5")**

UPVC double glazed window to front radiator door into:-

**EN SUITE**

Fitted with a white three-piece suite comprising low-level WC, wash hand basin with vanity cupboard, shower cubicle with overhead stainless steel shower, splash back wall tiles, shaver point, radiator, vinyl flooring.

**BEDROOM 2 3.50m x 3.01m (11'6" x 9'11")**

UPVC double glazed window to rear, radiator.

**BEDROOM 3 2.90 x 1.95 (9'6" x 6'5")**

UPVC double glazed window to rear, radiator.

**BATHROOM**

Fitted with a white three-piece suite comprising low-level WC and wall mounted wash hand basin with vanity unit panelled bath with overhead stainless steel shower, UPVC double glazed obscure glass window to front splashback wall tiles, shaver point. Radiator, vinyl flooring.

**EXTERNAL**

**FRONT**

Open access onto paved pathway leading to entrance with pleasant floral bushes and railings, driveway parking and single detached garage.

**REAR**

Fully enclosed family friendly rear garden with patio seating area, laid to lawn and gated side access.

**N.B.**

Boiler was newly installed about 3 years ago and has remaining 7 years of warranty.

**TENURE:** Freehold

**COUNCIL TAX:** D

**EPC RATING:** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 299655

