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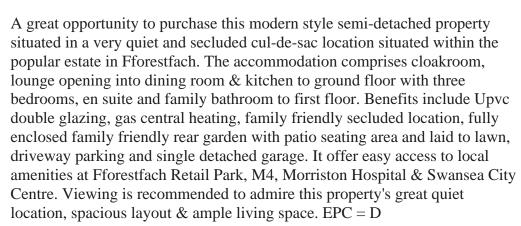


65 LLWYN TEG, FFORESTFACH, SWANSEA, ASKING PRICE £157,950









#### **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