



## 64 Ystrad Road, Fforestfach, Swansea, City And County of Swansea, SA5 4BU

**Asking Price £115,000**

With no onward chain we present this three bedroom middle terrace property located just a short walk away from Fforestfach retail parks, local amenities and within easy access to Swansea City Centre and the M4.

The accommodation is arranged over three floors and briefly comprises to the ground floor; porch, hallway, lounge, kitchen/breakfast room and conservatory. To the first floor; landing, master bedroom and bathroom. To the second floor; landing and two further bedrooms. The property also benefits from double glazing and gas central heating.

Externally there is a paved front garden and rear enclosed garden with lawned/paved areas, flowers beds, mature trees, out building and garage with access from rear lane.

Internal viewings are highly recommended to see all the benefits of this charming home. EPC Rating - E

## The Accommodation Comprises

### Ground Floor

#### Entrance

Entry via half glazed panelled door to porch.

#### Porch

Tiled flooring, half height tiling on walls, dado rail and glass door to hallway.

#### Hall

Laminate flooring, radiator, dado rail and under stairs storage cupboard.

#### Lounge 21'4" x 10'4" (6.51 x 3.14)



Double glazed window to front, French doors to kitchen, wall mounted electric fire, dado rail, radiator and coved ceiling.

#### Kitchen/Breakfast Room 11'1" x 14'2" (3.38 x 4.31)



Fitted with a matching range of eye level and base units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge/freezer and cooker, double glazed window and door to rear, pantry, radiator, tiled flooring, part tiling and wooden panelling on walls. Stairs leading up to first floor.

### Conservatory



Upvc double glazed windows, radiator, tiled flooring and double glazed door to rear.

### First Floor

#### Bedroom 1 10'2" x 12'11" (3.09 x 3.94)



Double glazed window to front, fitted wardrobe with mirrored sliding doors, radiator and coved ceiling.

## Bathroom



Fitted with four piece suite comprising deep panelled corner bath, vanity wash hand basin unit, shower cubicle and low-level WC, storage cupboard, double glazed window to rear, radiator and part tiling on walls.

## Landing

Double glazed window to rear.

## Second Floor

### Bedroom 2 6'7" x 12'9" (2.0 x 3.89)



Two skylight windows to front, radiator and storage cabinets.

### Bedroom 3 8'0" x 9'6" (2.45 x 2.89)



Double glazed window to rear and radiator.

## External



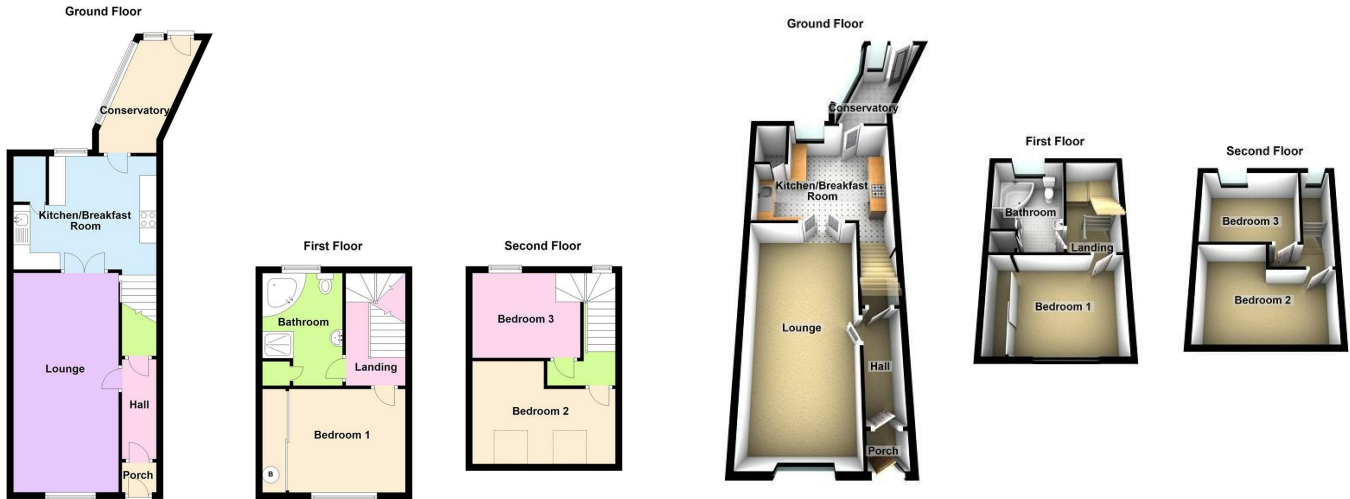
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## Garage



Access from rear lane.

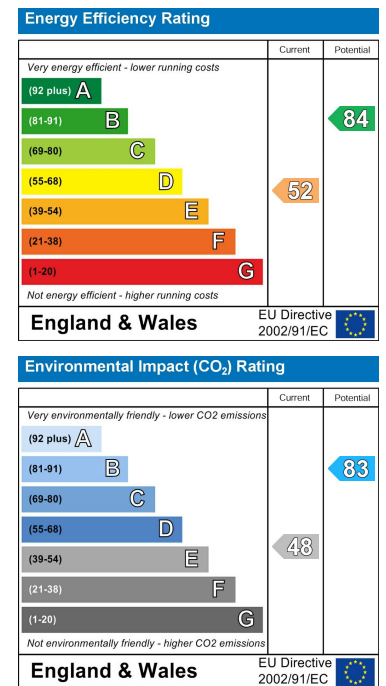
## Floor Plan



## Area Map



## Energy Efficiency Graph



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