



SMITHS
SALES & LETTINGS



25 Golwg Y Garn, Swansea, SA4 9DE
Offers Over £180,000

DETACHED THREE BEDROOM HOME in a POPULAR FAMILY FRIENDLY CUL DE SAC in Penllergaer.

In IMMACULATE ORDER the ground floor features the LIVING ROOM, KITCHEN DINER and WC. The first floor comprises the FAMILY BATHROOM, THREE BEDROOMS and an EN-SUITE to the master bedroom.

With full PVCu double glazing, GAS CENTRAL HEATING and a good amount of storage in the home, with an understairs storage cupboard, two storage cupboards off the landing and built in wardrobes in the main bedroom.

Set on a CORNER PLOT with GENEROUS NEAT REAR GARDEN, DRIVEWAY and GARAGE. Convenient for Swansea city, with excellent access to the M4, DVLA and Morriston Hospital.

www.smithshomes.com

Hallway

9'6" x 3'6" (2.90 x 1.07)



Featuring steel painted security door, tiled flooring, radiator, contemporary led lighting and doors to the WC and living room.

WC

5'6" x 3'0" (1.69 x 0.92)



Downstairs cloakroom with tiled flooring, radiator, PVCu windows, sink & WC.

Living Room

16'4" x 12'4" (4.98 x 3.77)



Comprising wood effect flooring, modern electric fireplace, tv point, two radiators and PVCu windows to the front aspect.

Kitchen Diner

15'5" x 10'0" (4.71 x 3.06)



Featuring PVCu windows and patio doors to the garden, understairs storage cupboard, radiator and space for a full size dining table. The kitchen comprises a range of wall & base units in a warm walnut finish, worktops with stainless steel sink, oven, gas hob & extractor.

Landing

11'10" x 6'2" (3.61 x 1.90)



Comprising fitted carpet, radiator, two storage cupboards, PVCu windows and doors to the bedrooms & family bathroom.

Bathroom

6'7" x 6'0" (2.01 x 1.85)



Fully tiled bathroom with radiator, PVCu windows, shower over bath, sink & WC.

Bedroom One

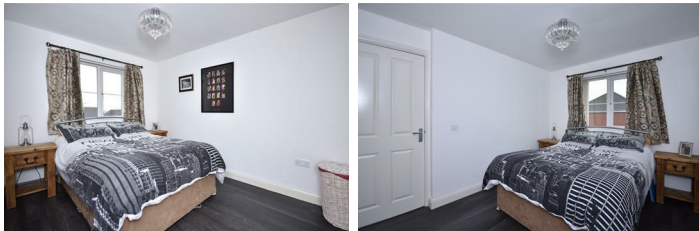
10'1" x 8'6" (3.08 x 2.60)



Featuring wood effect flooring, radiator and PVCu windows to the rear aspect.

Bedroom Two

11'5" x 8'6" (3.48 x 2.61)



Main bedroom featuring built in wardrobes, radiator, wood effect flooring, PVCu windows and door to the en-suite bathroom.

En-Suite Bathroom

7'1" x 4'6" (2.17 x 1.39)



Part tiled, comprising radiator, PVCu windows, sink, shower cubicle and WC.

Bedroom Three

8'1" x 6'8" (2.47 x 2.05)



Third bedroom comprising wood effect flooring, radiator and PVCu windows.

External



The property is located on a generous corner plot with larger than average neat level rear garden, front lawn, driveway and garage. Set in a quiet cul de sac, this is a perfect location for raising a family with very little traffic. Close to local amenities, the property also offers convenient access to the M4, Morriston Hospital & the DVLA.

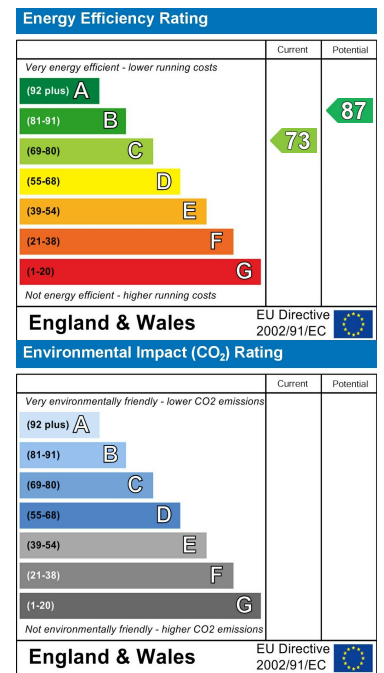
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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