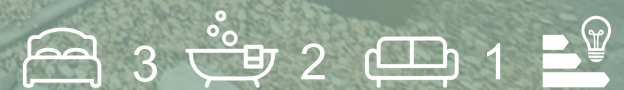




28 Glan Yr Afon, Swansea, SA4 4QG
£165,000



A three story three bedroom home situated in the popular Bryngwyn Village residential development in Gorseinon. This lovely home boasts a lounge/modern kitchen/diner, cloakroom, three double bedrooms with ensuite to master, family bathroom and study/walk in wardrobe. Benefiting further from a garage, off road parking for two cars and an enclosed, landscaped rear garden which has a decked sitting area, vegetable patch and safety floor area. Must be seen!!

Entrance

Entered via an obscure double glazed door into:

Hallway

Stairs to first floor, radiator, Karndean flooring, door to under stairs storage cupboard, doors to:

Cloakroom

5'1" x 4'5" (1.57 x 1.35)

Fitted with a two piece suite comprising of W.C and wash hand basin, part tiled walls, radiator, Karndean flooring, obscure uPVC double glazed window.

Lounge

9'6" x 12'10" (2.92 x 3.92)

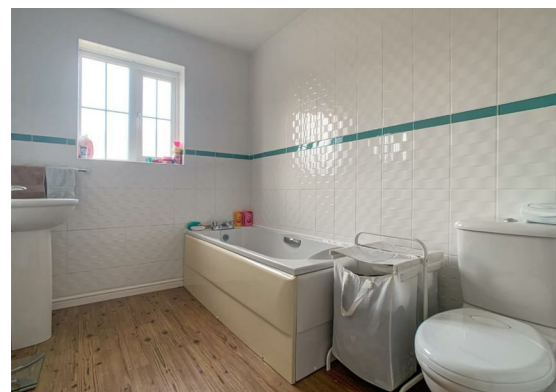
uPVC double glazed window, radiator, Karndean flooring.

Kitchen/diner

18'5" x 9'10" (5.63 x 3.02)

Fitted with a range of high gloss wall and base units with work surface over, four ring gas hob with extractor fan over and electric oven under, stainless steel sink with drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, space for tumble dryer, part tiled walls, karndean flooring, uPVC double glazed window, uPVC double glazed french doors to rear garden, radiator.





Landing

Radiator, stairs to second floor, doors to:

Family Bathroom

6'5" x 10'2" (1.97 x 3.10)

Fitted with a three piece suite comprising of bath, wash hand basin and W.C, Karndean flooring, tiled walls, electric shaver point, extractor fan, obscure uPVC double glazed window.

Bedroom Two

9'9" x 11'11" (2.98 x 3.65)

uPVC double glazed window, built in double wardrobes, door to airing cupboard housing power max boiler, radiator.

Bedroom Three

9'8" x 8'11" (2.97 x 2.74)

uPVC double glazed window, radiator, built in wardrobe, Karndean flooring.

Study/Walk in Wardrobe

8'7" x 4'5" (2.63 x 1.36)

uPVC double glazed window, radiator, built in shelving and rails.



Master Bedroom

11'3" x 12'9" (3.44 x 3.91)

Velux window, door to storage cupboard with built in rail, access to loft, radiator, door to:

En-suite

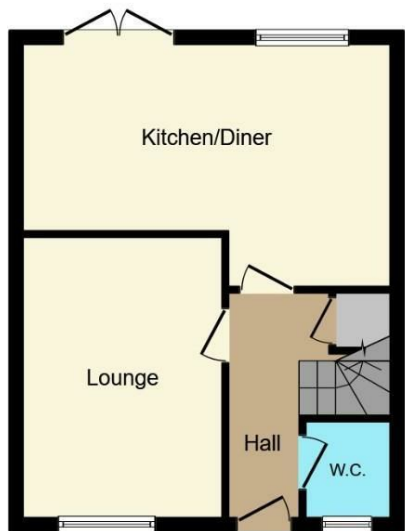
6'11" x 5'6" (2.13 x 1.69)

Fitted with a three piece suite comprising of shower, W.C and wash hand basin, Karndean flooring, radiator, extractor fan, electric shaver point, velux window, radiator.

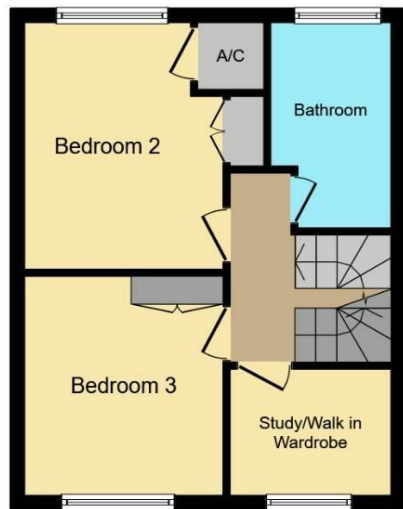
External

This lovely home boasts off road parking for two cars plus garage. Side pedestrian access leads to the rear garden which has been landscaped to provide a deck sitting area, Indian Sandstone patio, vegetable patch and playground safety flooring. Must be seen!!

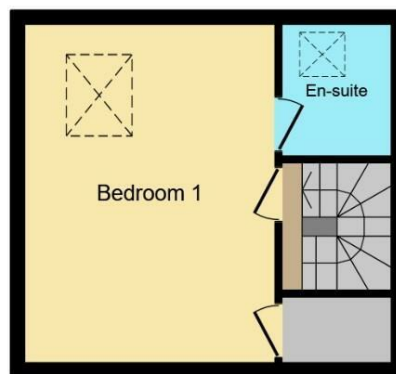




Ground Floor



First Floor



Second Floor



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewing

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	