



## 2 Llanlienwen Close

Ynysforgan, Swansea, SA6 6LY

**Offers Over £175,000**



Delightfully refurbished three bedroom semi-detached dormer bungalow located in the popular location of Ynysforgan providing excellent transport links.

The ground floor has a 'high gloss' fitted kitchen with integrated appliances, modern bathroom, Bedroom one, and lounge/dining room opening onto conservatory. First floor comprises of two bedrooms and large storage space. Externally the property has a driveway and front and rear enclosed paved garden. Detached garage. Freehold. No Chain. EPC - E



## FULL DESCRIPTION

### HALLWAY

Radiator. Tiled flooring. Door leading into:

### MASTER BEDROOM

11'7" x 13'0" max (3.53 x 3.96 max)

UPVC double glazed window to front. Radiator. Fitted bedroom furniture.

### LOUNGE

18'4" x 11'6" (5.59 x 3.51)

UPVC double glazed sliding doors into conservatory. Electric fireplace with feature surround. Opening to:

### DINING ROOM

11'6" x 13'0" (3.51 x 3.96)

UPVC double glazed window to front. Stairs to first floor.

### CONSERVATORY

10'4" x 9'5" (3.15 x 2.87)

Radiator. Tiled flooring. French doors into rear garden.

### KITCHEN

10'2" x 9'10" (3.10 x 3.00)

UPVC double glazed window to side. Newly fitted base and wall units with complimentary work surfaces. Integrated fridge. Integrated freezer. Integrated electric oven. Four ring gas hob with extractor fan over. Integrated dishwasher. One and a half stainless steel sink with drainer and mixer tap. Tiled flooring.

### BATHROOM

9'4" x 5'8" (2.84 x 1.73)

Two UPVC double glazed frosted glass window to side. Fully tiled bathroom. Three piece suite comprising wash hand basin with mixer tap over vanity unit. Low level wc. Fully panelled bath with shower head over. Radiator. Heated towel rail. Tiled flooring.

### FIRST FLOOR

#### LANDING

Storage room with radiator.

#### BEDROOM 2

5'6" x 8'4" (1.68 x 2.54)

UPVC double glazed window to rear. Radiator. Storage cupboard housing combination boiler.

#### BEDROOM 3

8'10" x 7'5" (2.69 x 2.26)

UPVC double glazed window to front. Radiator.

### EXTERNAL

#### FRONT

Area laid to lawn with some mature trees and shrubs. Driveway parking. Detached Garage.

#### REAR

Fully enclosed rear garden. Gate leading to driveway. Fully patioed.

### Tenure

Freehold

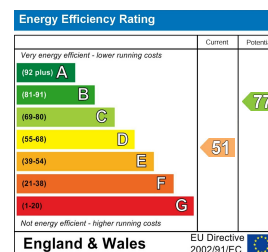
## AREA MAP



## FLOOR PLANS



## EPC



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