



## 72 Tan Y Coed Road

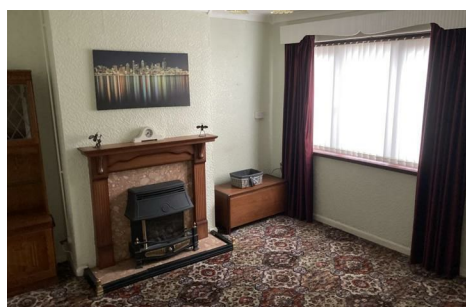
Clydach, Swansea, SA6 5ND

**Offers Over £95,000**



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Extended semi-detached ex local authority property. Ground floor comprises three reception rooms (1 utilised as a third bedroom) wet room and modern fitted kitchen. First floor comprises two double bedrooms and family bathroom. UPVC double glazing. Gas Combination heating. Freehold. No Chain. EPC - D



## FULL DESCRIPTION

### ENTRANCE HALL

Enter via UPVC double glazed door to front. Radiator.

### BEDROOM 3/WET ROOM

16' x 10'9 (4.88m x 3.28m)

UPVC double glazed window to rear. Double radiator. TV point.

### SHOWER ROOM

7' x 6'8 (2.13m x 2.03m)

Three-piece suite comprising low-level WC, wall mounted wash hand basin and walk-in shower with tiled splashback. Electric shower. Radiator. UPVC double glazed window to side.

### LOUNGE

13'8 x 8'9 (4.17m x 2.67m)

UPVC double glazed window to front. Electric feature fireplace. Coving. Radiator. Stairs to first floor. Radiator.

### DINING ROOM

14'9 x 11'4 (4.50m x 3.45m)

Gas feature fireplace set and hearth with surround. Coving. UPVC double glazed window to rear. Radiator.

### KITCHEN

10'4 max x 8'4 max (3.15m max x 2.54m max)

Modern fitted kitchen range of wall base and drawer units with worksurface over. Integrated electric hob with extractor fan and oven. Plumbed for washing machine. Stainless steel sink drainer with mixer tap. Tiled walls and floor. UPVC double glazed window to rear. Wooden door to rear external.

### FIRST FLOOR

#### LANDING

Storage cupboard. Loft access.

#### BEDROOM 1

15' x 9' (4.57m x 2.74m)

UPVC double glazed window to front. Radiator. Storage cupboard.

#### BEDROOM 2

16' x 8'9 (4.88m x 2.67m)

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

### BATHROOM

6'5 x 5'5 (1.96m x 1.65m)

Three piece suite comprising low-level WC pedestal wash hand basin and panelled bath with glass modesty folding screen and electric shower attachment. Tiled walls. Radiator. UPVC double glazed window to rear.

### EXTERNAL

#### FRONT

Side pedestrian access. Ramp and steps to front door outlook.

#### REAR

Enclosed rear garden which is laid to lawn. Garden shed.

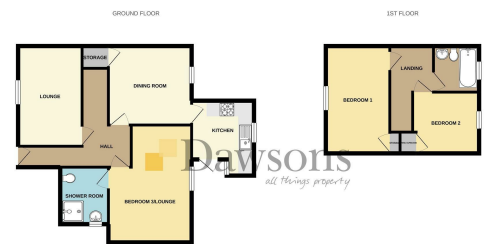
### Tenure

Freehold

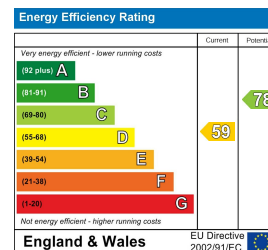
## AREA MAP



## FLOOR PLANS



## EPC



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