

NEW PRICE



29 Golwg Y Garreg Wen, Swansea Central SA12EW

Offers in the region of £215,000

Beautifully Modern Family Home
Sought After Development
Off Road Parking For Two
Presented To A High Standard
EPC B84

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KJ/RO/77077/040820

DESCRIPTION

A Beautifully Presented Property In Sought After Area.

Built in 2018, this modern townhouse style property is very well presented and situated in a modern development near Swansea City Centre. The location provides convenient access to many of the amenities the City Centre has to offer, including Swansea Railway Station, the recently redeveloped Parc Tawe and SA1 Waterfront, Morfa Retail Park and The Liberty Stadium.

The property itself is set over three floors, and benefits from having two bedrooms and family bathroom to the top floor, bedroom with en-suite and living room to first floor and a fabulous kitchen diner, snug area and cloakroom to the ground floor.

We would highly recommend viewing this property which we feel would make an ideal first time buy. NO CHAIN
EER: B84

ENTRANCE HALL

Enter via composite door with glass panels to front, stairs to first floor, centre ceiling light, carpet flooring, double panel radiator, doors to:

**RECEPTION ONE/
SNUG**

10'9 x 8'11 (3.28m x 2.72m)

Double glazed window to front, centre ceiling light, carpet flooring, single panel radiator.

CLOAKROOM

5'3 x 3' (1.60m x 0.91m)
WC, wall mounted wash hand basin with mixer tap and tiled splash back, centre ceiling light, lino flooring, single panel radiator.

KITCHEN/DINER

12'4 x 13'1 (3.76m x 3.99m)
Double glazed window and sliding patio door to rear, comprising gloss wall and base units with wood effect worktops over and up-stands, stainless steel sink with mixer tap and drainer, integrated Electrolux electric oven with 4 ring gas hob over, stainless steel splash back and extractor fan over, integrated fridge/freezer, plumbing for washing machine, space for tumble dryer, cupboard housing wall mounted Ideal combination boiler, good sized under stairs storage cupboard, wood effect lino flooring, double panel radiator.

FIRST FLOOR

LANDING

Stairs to second floor with storage under, centre ceiling light, carpet flooring.

BEDROOM ONE

10'2/13'5 x 9'6 (3.10m x 2.90m)

Two double glazed windows to rear, centre ceiling light, carpet flooring, single panel radiator, door to:

EN-SUITE

6'7 x 4'6 (2.01m x 1.37m)

Three piece suite comprising WC, built-in shower with glass sliding door and tiled surround, corner wash hand basin with mixer tap and tiled splash back, centre ceiling light, lino flooring, single panel radiator.

LIVING ROOM

13' x 9'2 (3.96m x 2.79m)

Double glazed window and French doors to front with Juliet balcony, centre ceiling light, carpet flooring, double panel radiator.

SECOND FLOOR

LANDING

Centre ceiling light, over stairs storage, carpet flooring, access to loft, doors to:

BEDROOM TWO

13' x 8'10 (3.96m x 2.69m)

Two double glazed windows to front, carpet flooring, single panel radiator.

BEDROOM THREE

12'11 x 10'2/7'7 (3.94m x 3.10m)

Two double glazed windows to rear, centre ceiling light, carpet flooring, single panel radiator.

FAMILY BATHROOM

6'3 x 5'7 (1.91m x 1.70m)

Three piece suite comprising panelled bath with mixer tap and shower attachment, WC, pedestal wash hand basin with mixer tap and tiled splash back, centre ceiling light, wood effect lino flooring, single panel radiator.

EXTERNALLY

To the front are steps to the front door. To the rear is a enclosed garden with patio area and lawn. There is also side gated access to 2 off road parking spaces.

SERVICES

We are advised all mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 653508 or e-mail swansea@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Walter Road, proceed down onto Mansel Street and through to the railway station. Turn right onto High Street and proceed to traffic lights. Turn left and bear round onto the Strand. At the traffic lights, turn right onto Park Tawe Link. At the lights take the left hand turn onto New Cut Road. At the lights, take a right on to Morfa Road. Proceed along the road going straight over the mini roundabout, taking the right-hand turn into the development and take the first right, where the property will be located on the right-hand side.

