

2 Llwyn Teg Fforestfach Swansea SA5 4NF



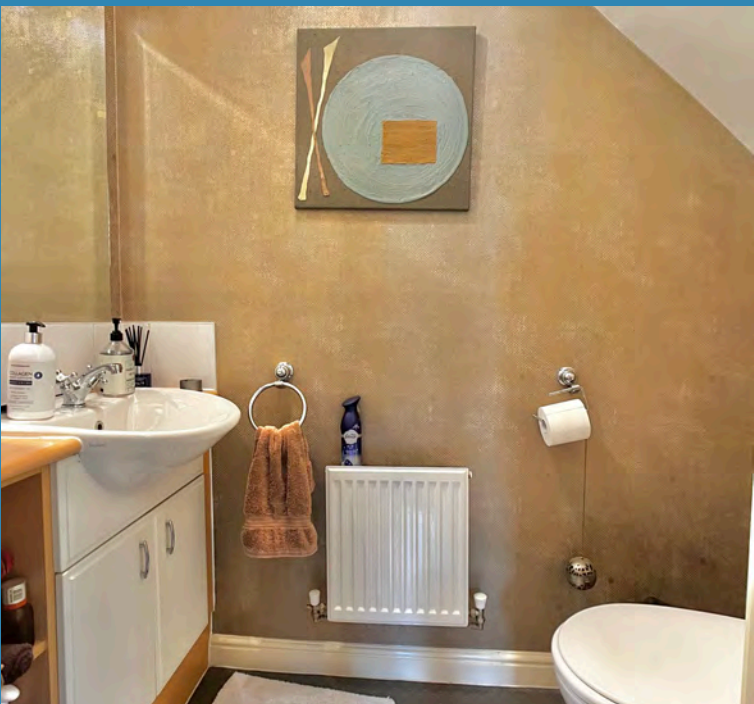
A spacious 3-Bedroom  
Semi-Detached in Prime  
Fforest Fach Location!

This modern home offers two  
double bedrooms, a master  
ensuite, a downstairs WC,  
and a private west-facing  
garden.

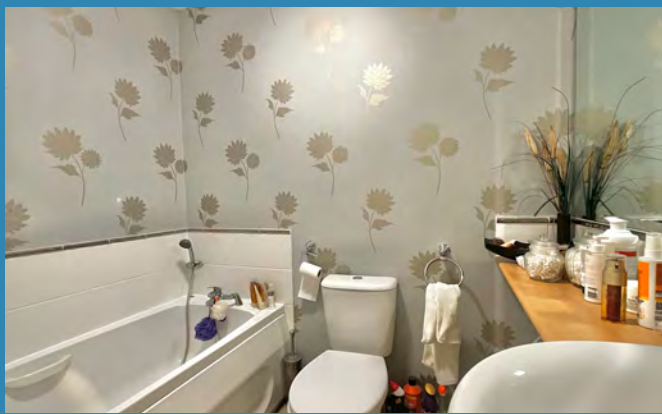
With a single garage and  
driveway, plus Tesco just  
across the road, it's the  
perfect blend of convenience  
and comfort!



£249,995 FREEHOLD





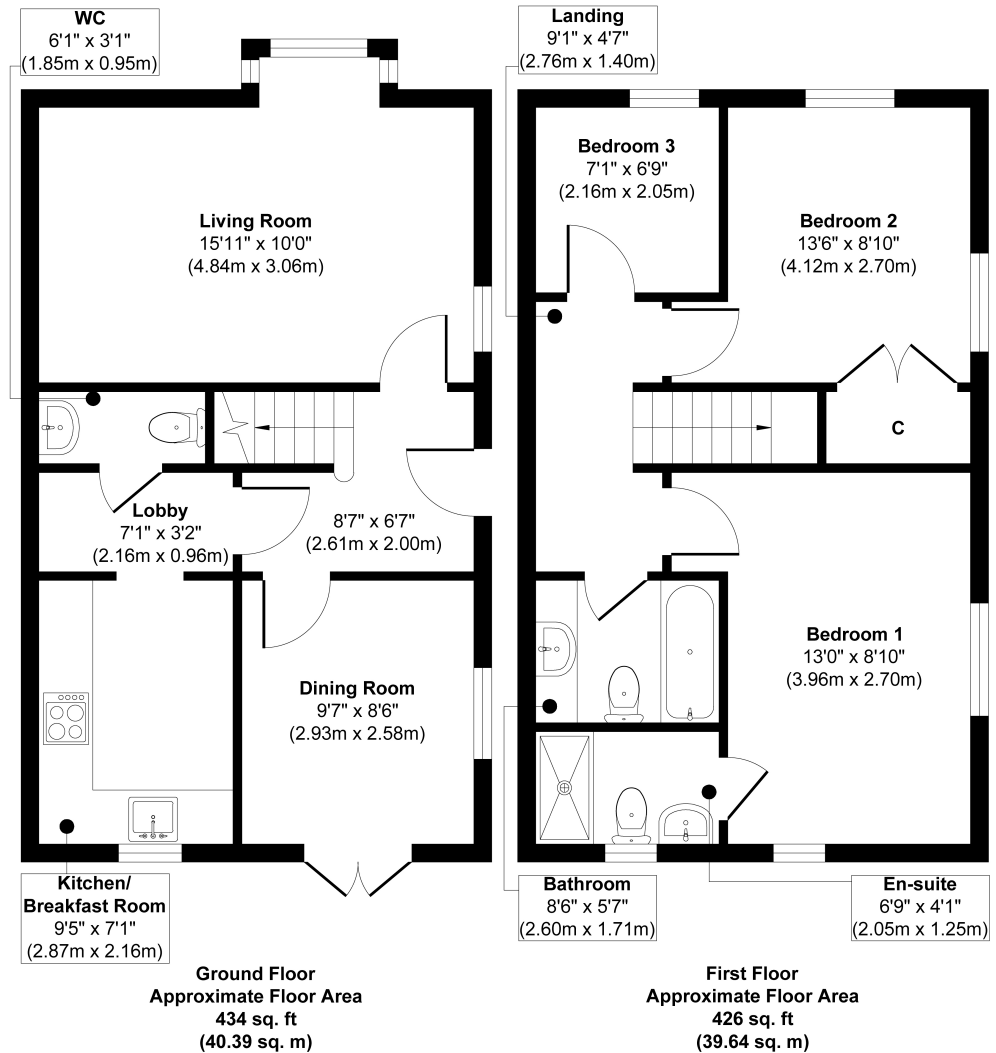


The property is FREEHOLD

The property is connected to all mains services and the central heating is fired by gas.

The Council tax is Band D (£2,018p.a.)

The EPC rating is C



**Approx. Gross Internal Floor Area 860 sq. ft / 80.03 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## A Modern Three-Bedroom Semi-Detached Home in Llwyn Teg, Fforest Fach

Nestled in the heart of Fforest Fach, this spacious three-bedroom semi-detached house offers comfortable living with plenty of potential. Situated in a convenient location just steps away from all the local shopping amenities, including Tesco right across the road, this home is perfect for those seeking both convenience and privacy.

The property features two generously sized double bedrooms, with an ensuite to the master, and a cosy single bedroom ideal for a home office or nursery. The bright and airy ground floor offers an open-plan living space and the added convenience of a downstairs WC.

Outside, you'll find a west-facing garden – perfect for enjoying the afternoon sun in privacy – and a driveway leading to a single garage, offering ample off-street parking.

This home is in good condition and provides a great opportunity to put your own stamp on it.

With its fantastic location, close to local amenities, and just a short drive from Swansea city centre, it's an ideal choice for families and first-time buyers alike.



Fforest Fach is an appealing area of Swansea that offers a blend of convenience, community, and accessibility, making it a great place to live:

### 1. Excellent Shopping and Social Amenities

**Shopping:** Fforest Fach is home to the popular Fforestfach Retail Park, where you'll find major retailers like Tesco, Next, M&S, and Costa Coffee, making everyday shopping quick and convenient.

**Social Amenities:** There are also numerous restaurants, cafes, and local shops nearby. With Swansea city centre only a short drive away, you have easy access to a vibrant social scene, including bars, restaurants, cinemas, and cultural venues like Swansea Grand Theatre.

### 2. Great School Catchment Areas

Fforest Fach is situated in the catchment for well-regarded schools, including:

Cila Primary School

Penyrheol Comprehensive School

Ysgol Gymraeg Gellionnen (for Welsh-medium education)

This makes it a great area for families looking for quality educational opportunities.

### 3. Convenient Commuting

**M4 Motorway:** Fforest Fach offers easy access to the M4 motorway (junction 47 is only about a 5-10 minute drive), which is ideal for those commuting to nearby cities like Cardiff, Neath, and Bridgend. **DVLA Headquarters:** The DVLA is located about a 15-minute drive from Fforest Fach, making it a convenient base if you work there.

**Morrison Hospital:** A key medical facility in Swansea, Morrison Hospital is approximately a 20-minute drive away, offering a manageable commute for healthcare professionals.

### 4. Access to Outdoor Spaces

**Gower Peninsula:** Living in Fforest Fach means you're a short drive from the stunning Gower Peninsula, with its award-winning beaches like Rhossili Bay, Three Cliffs, and Langland—perfect for weekend getaways or outdoor adventures.

**Local Parks:** The area is also home to local green spaces and parks like Ravenhill Park, providing plenty of room for walking, picnics, or family outings.

### 5. Public Transport Links

Fforest Fach benefits from excellent public transport links to Swansea city centre, with regular bus services making it easy to get around if you prefer not to drive.

### 6. Community Feel

Fforest Fach offers a close-knit community atmosphere with local events, groups, and a relaxed suburban vibe, making it appealing to both families and professionals.





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Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.

