




## Plas Road, Grovesend, Swansea, SA4 4WG

Offers Over £170,000

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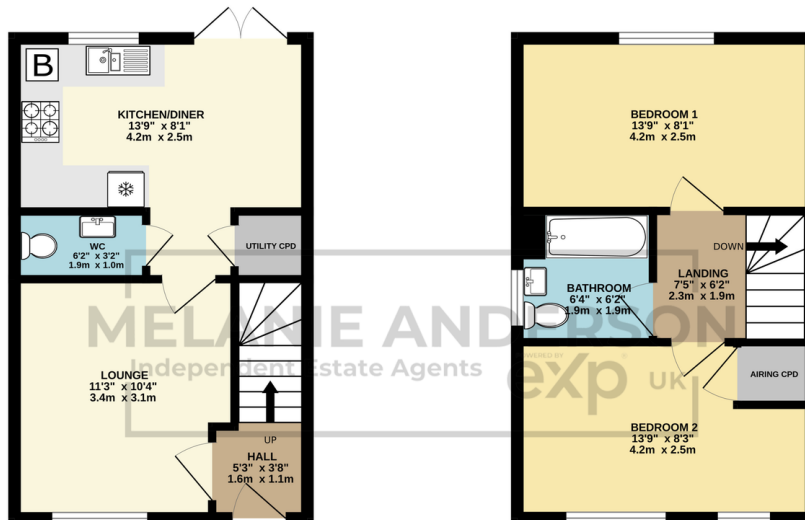


- Peaceful New Build Estate Location
- South Facing Garden
- Contemporary Family Bathroom
- Two Well-Proportioned Double Bedrooms
- Ideal FTB or Family Home
- Modern Kitchen/Diner with Integrated Appliances
- Private Driveway for Two Cars
- Downstairs WC and Utility Cupboard
- Access to Countryside and Rural Walking Trails
- Excellent Transport Links & Access to M4



GROUND FLOOR  
309 sq.ft. (28.7 sq.m.) approx.

1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 616 sq.ft. (57.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Immaculately presented two bedroom semi-detached property situated in a peaceful new build estate in Grovesend. Accommodation briefly comprising of; entrance hall, lounge, open-plan kitchen/diner, WC and utility cupboard to the ground floor; and two double bedrooms and a family bathroom on the first floor. Benefiting from a modern kitchen/diner, and a low maintenance, fully enclosed south-facing rear garden providing an excellent space for outdoor relaxation and entertaining. Located in the sought-after location of Grovesend, this property is ideal for families or first-time buyers. The property also benefits from easy access to scenic rural walks, perfect for enjoying the surrounding countryside. Viewing comes highly recommended.