



Your Logo

99 Ffordd Yr Olchfa,
Offers Over £375,000

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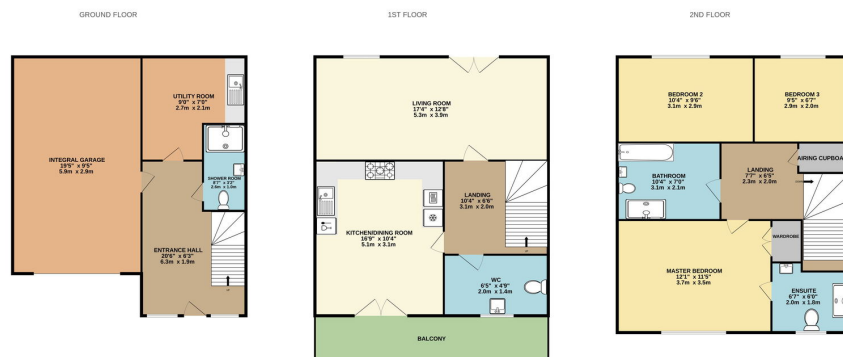
- Three-Bedroom, Three-Bathroom Modern Family Home
- Standout Kitchen With Quartz Worktops And Full Range Of Integrated Appliances
- Master Bedroom With En-Suite And Built-In Wardrobe
- Ground-Floor Utility Room
- Walking Distance To Olchfa School And Local Amenities
- Immaculate Condition Throughout – Fully Move-In Ready
- Bright First-Floor Living Room With Direct Access To The Garden
- Modern Four-Piece Family Bathroom
- Integral Garage With Power And Lighting
- Excellent Commuter Links To Swansea, Mumbles, And The M4



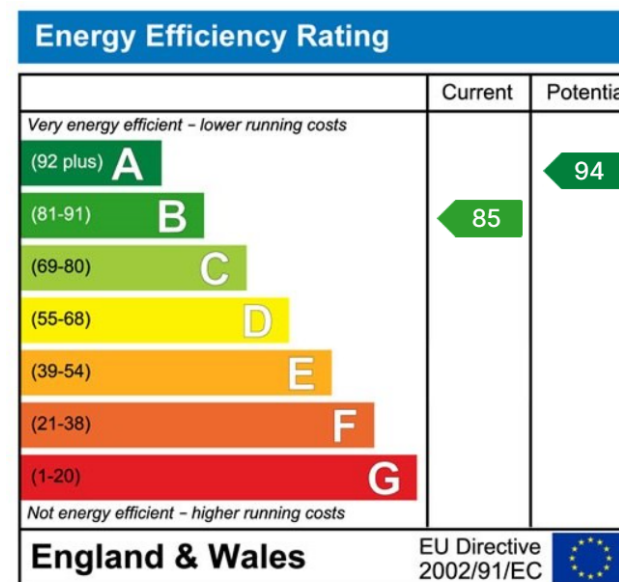
This immaculately presented three-bedroom, three-bathroom home is set over three levels and finished to an exceptional standard throughout. Positioned within easy reach of Olchfa School, local shops, parks, and excellent commuter links.

The ground floor offers a welcoming entrance hallway, an integral garage, a utility room, and a modern three-piece shower room. On the first floor, you'll find a bright living room with direct access to the enclosed rear garden, along with a standout kitchen finished with quartz worktops, built-in dishwasher, fridge-freezer, twin ovens, and a five-ring gas hob. The kitchen also opens onto a private balcony at the front of the home.

The top floor provides three generous bedrooms, a family bathroom, and a master bedroom with its own en-suite shower room.



TOTAL FLOOR AREA - 1313sq ft (122.0 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Swansea, Mumbles & Gower

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