



Heol Y Graig, Clydach,
Swansea, SA6 5BZ.

Offers in the Region Of £220,000

*****Exclusive with Abbey Residential Agents*****

If you are interested in this home, please call us verbally.

Click the link for the virtual tour to view the home in the comfort of your home.

Abbey Residential Agents are proud to offer this double fronted detached family home in a no through road in the popular location of Clydach. A short distance to local shops and amenities in Clydach. With good access to the M4 Junction at Ynystawe. We recommend internal viewing of this deceptively spacious family home.

The accommodation consists to the ground floor of entrance hall, kitchen with fitted units, utility room, shower room and lean to room, dining room and a lounge. To the first floor there are three double bedrooms. Externally to the front there is off road parking. To the side there is access to the rear garden. To the rear there is forecourt, outside toilet, out building for storage, further outbuilding and a garage. Good size rear garden with artificial grass.

Entrance

via pvc door into the hall.

Hall

Stairs to the first floor. Door into the kitchen.

Kitchen

14' 0" x 9' 0" (4.26m x 2.74m)

Double glazed window to the front aspect, textured ceiling, radiator. A range of fitted wall and base units, space for a cooker, extractor fan, space for a fridge/freezer. Tiled splash backs. Space for a table and chairs. Open to the utility room. Door into the inner hall.

Utility Room

7' 0" x 5' 11" (2.13m x 1.80m)

Plain plastered ceiling, access to the loft. Door and Window to the lean to room. A range of wall and base units inset stainless steel sink unit, plumbed for a washing machine. Sliding door to the shower room.

Shower Room

8' 0" x 5' 11" (2.44m x 1.80m)

Frosted double glazed window to the front aspect, radiator. A suite consists of a walk in shower cubicle, toilet, pedestal wash hand basin. Textured ceiling.

Inner Hall

Understairs storage. Door into the dining room. Door into the lounge.

Dining Room

14' 0" x 9' 6" (4.26m x 2.89m)

Double glazed window to the front aspect, papered ceiling with coving, radiator.

Lounge

13' 10" x 12' 0" (4.21m x 3.65m)

Double glazed sliding door to the right hand side, radiator, textured ceiling.

First Floor Landing

Spilt landing. Doors off to the three bedrooms.



Bedroom One

14' 0" x 9' 8" (4.26m x 2.94m)

Double glazed window to the front aspect, radiator, alcove cupboard, papered ceiling with coving.

Bedroom Two

14' 0" x 9' 0" (4.26m x 2.74m)

Double glazed window to the front aspect, radiator, papered ceiling with coving.

Bedroom Three

14' 0" x 12' 0" (4.26m x 3.65m)

Double glazed window to the side aspect, radiator, fitted wardrobes, textured ceiling.

Garden

To the front there is a hardstanding area for parking. Side gate giving access to the left hand side into the rear garden. Forecourt, outside toilet, outbuilding, steps up the enclosed garden of a good size of artificial grass, further out building. Garage.

Garage

Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - C

Energy Performance Certificate

Current - 58 - D Potential 85 - B Total Floor Area 96 square metres, Certificate number - 6100 - 0743 - 0622 - 7597 - 3653 Valid until 13th June 2035 Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agents.

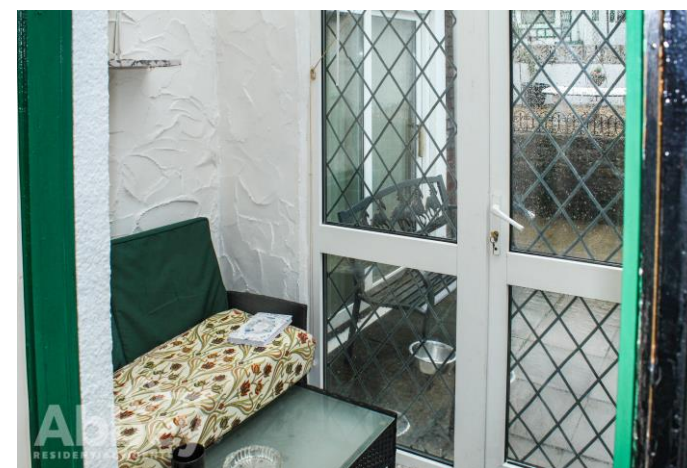
Please contact us to arrange a viewing of the home.

Disclaimer

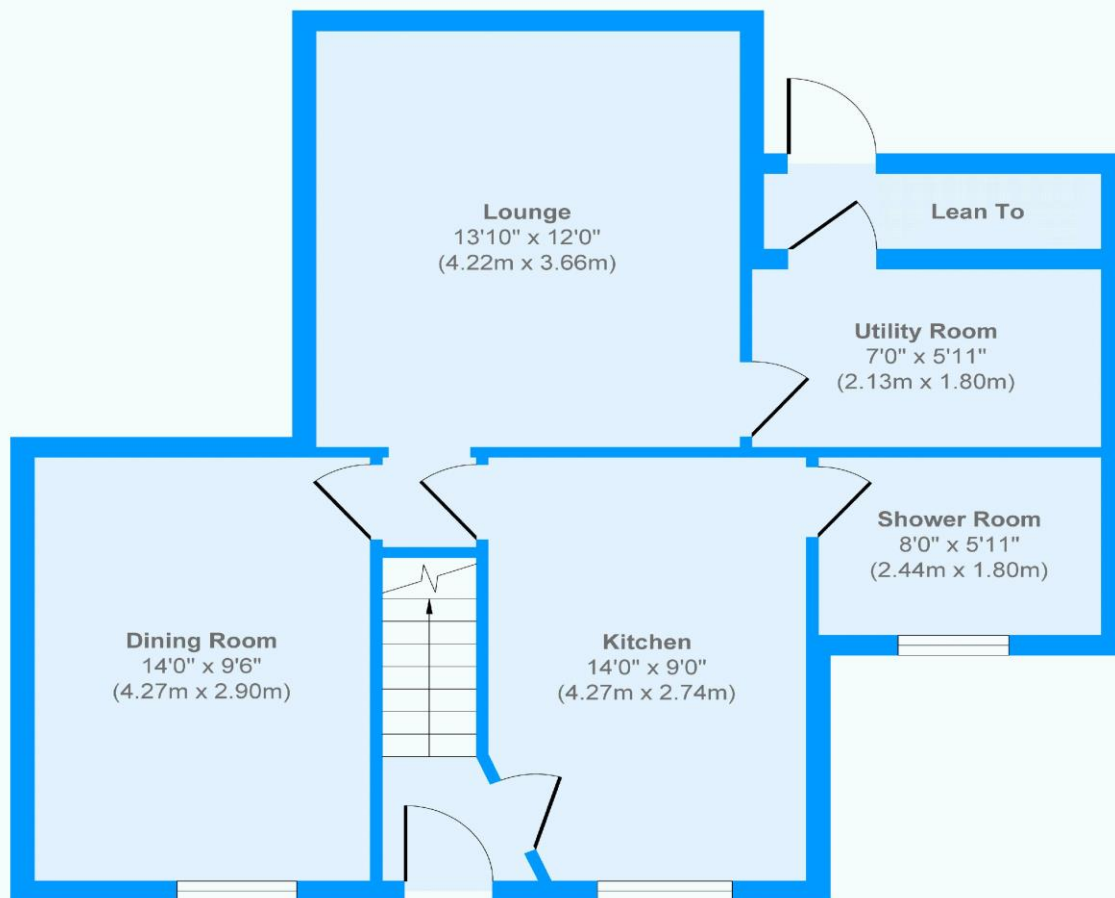
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance

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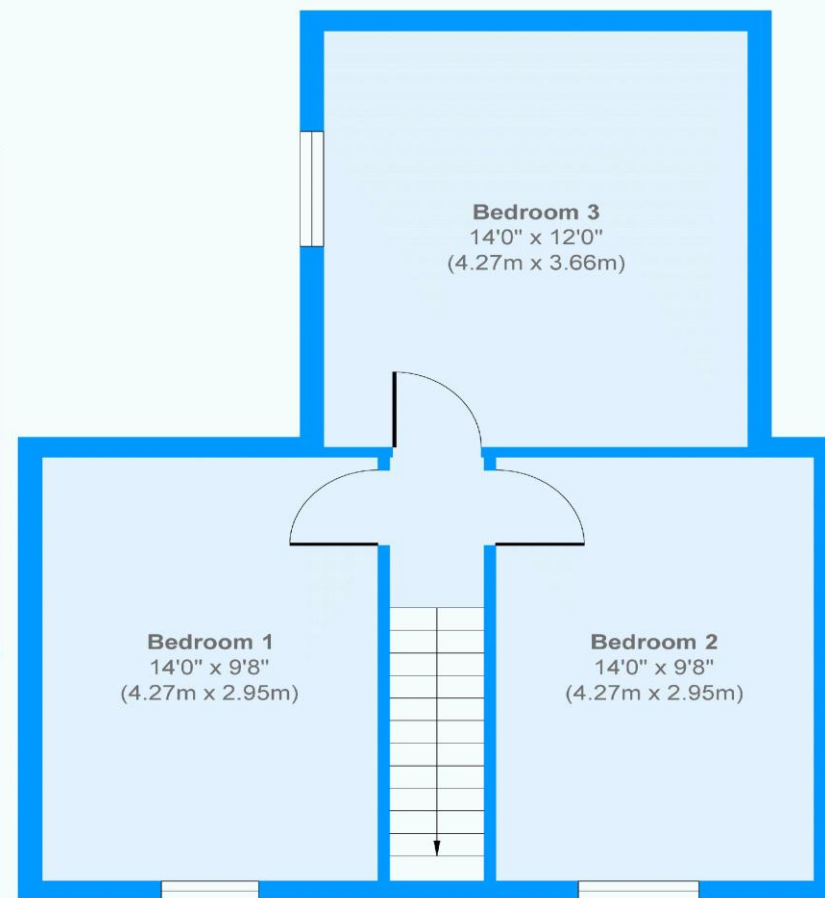




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Ground Floor
Approximate Floor Area
622 sq. ft
(57.78 sq. m)



First Floor
Approximate Floor Area
477 sq. ft
(44.31 sq. m)

Approx. Gross Internal Floor Area 1099 sq. ft / 102.09 sq. m

Produced by Elements Property



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