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3 Llwyn Teg
Fforestfach
Swansea
SA5 4NF

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Asking price **£325,000**

This well maintained four bedroom detached home with no ongoing chain is situated in the popular residential development within Fforestfach and is conveniently located to the A483, M4 and close to local amenities such as schools and shops.

Well maintained four bedroom home

Being sold with no ongoing chain

Conveniently located to excellent transport links and local amenities

Spacious kitchen fitted with matching grey wood effect base and wall mounted units

Family bathroom with matching three piece suite

Four bedrooms all featuring built in wardrobes

Master bedroom with en-suite comprising of three piece suite

Lovingly maintained front and rear gardens

Off road parking via garage and driveway

Two well-proportioned reception rooms





Upon entering the property, the entrance hallway gives access to the two reception rooms, kitchen/breakfast room, cloakroom and stairs which lead to the first floor accommodation.

The spacious entrance hall benefits from Parquet flooring and a composite front door.

The impressive sized lounge features a uPVC window overlooking the front of the property, with a set of French patio doors to the rear, flooding the room with natural light. There is vinyl wood effect herringbone patterned flooring laid, which mirrors the same style of flooring in the second reception room.

The second reception room is also fitted with a uPVC window overlooking the front of the property.

The ground floor cloakroom has been fitted with a two piece suite comprising; a low level W/C and wall mounted wash hand basin.

To the rear of the room, there is an obscure glazed uPVC window.

The kitchen/breakfast room benefits from grey wood effect base and wall mounted units with integrated appliances to include; an electric oven and induction hob. There is a ceramic sink with a swan neck mixer tap below a large uPVC window that overlooks the rear garden and allows light to enter the room. Above the hob, there is a splash back of mosaic tiles and marble effect tiles to floor. There is a white speckled granite effect worktop and spotlights fitted to the ceiling.

The kitchen also features additional storage space via a built-in cupboard and houses the recently upgraded Worcester gas combination boiler.

To the first floor, the staircase and landing areas have been recently laid to a new fitted carpet. The landing provides access to four bedrooms and the family bathroom.

Bedrooms one and two are spacious double rooms benefitting from built in wardrobe storage and carpet laid to floor.

Both bedrooms are located at the front of the property and have uPVC windows allowing light to flow into the rooms.

A doorway leading off from bedroom one gives access to the private en-suite shower room.

The en-suite has been fitted with a three piece suite comprising; a low level W/C, vanity wash hand basin with storage below and single shower cubicle. The en-suite has an obscure glazed window, spotlights and a wood effect vinyl flooring.

Bedrooms three is a comfortable double bedroom located to the rear of the property and bedroom four is a well-proportioned single room. Both the rooms benefit from built in wardrobe storage, fitted carpet flooring and uPVC windows overlooking the rear garden.

The family bathroom features a matching three piece suite comprising of a low level W/C, corner pedestal sink and panelled bath. There is an obscure glazed window which allows light to enter the room and mosaic tiles at half height. The family bathroom also benefits from a wood effect vinyl flooring and spotlights to the ceiling.

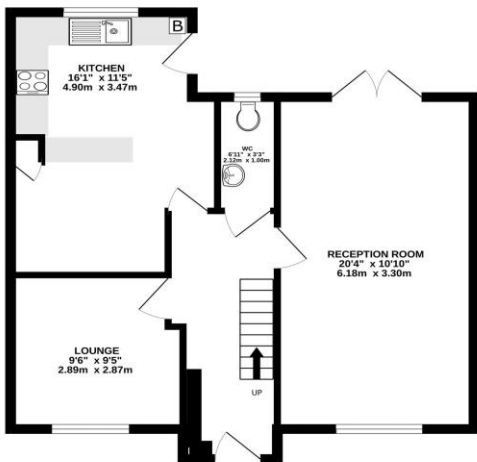
The rear garden is accessible via the kitchen or large reception room. There is a good sized patio area which leads onto lawn and lovingly maintained greenery such as shrubs and bushes.

The garden is fully enclosed and has side access through two gates which lead out to the enclosed front garden.

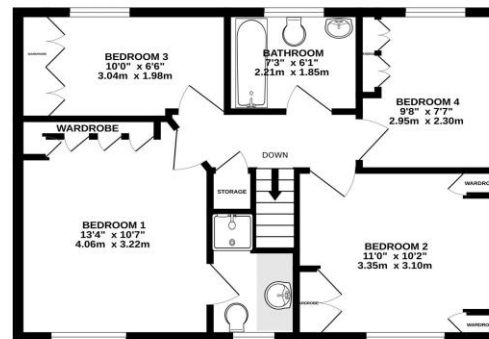
The front garden is mostly laid to lawn with pathway leading up to the front door and side gates. Like the rear garden, the front garden benefits from well-kept shrubbery and bushes.

To the side of the property, a detached garage and driveway is located and provides off road parking.

GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.





Directions

SAT NAV USERS: SA5 4NF

Tenure

Freehold

Services

All mains services
Council Tax Band E
EPC Rating D

Viewing strictly by
appointment through
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Energy performance certificate (EPC)		
3 Llyn Teg Ffawcett SWANSEA SA5 4NF	Energy rating D	Valid until: 9 May 2023 Certificate number: 0755-3026-0205-0227-0204
Property type	Detached house	
Total floor area	118 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/energy-ratings-for-private-rented-properties).		
Energy rating and score		
This property's current energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.
See how to improve this property's energy efficiency		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
		For properties in England and Wales: the average energy rating is D the average energy score is 50

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