



## Ffordd Ger Y Llyn, £350,000

- Sought After Area
- Double Garage
- Freehold
- Off Street Parking
- Great Location
- Council Tax F
- EPC Rating: Awaited



 4  4  3



## About the property

We welcome this incredible 4 bedroom detached property located in the desirable village of Penllergaer. The property is situated close to a range of local amenities such as supermarkets, shops, restaurants and schools, with great walking and cycle trails also on your doorstep. The property comprises Kitchen and Dining Room, Lounge, Study, 4 Bedrooms two of which has an en-suite and Family Bathroom. The property offers brilliant commuting links to the M4, easy access to Fforestfach outlet and also to Swansea city centre. Enjoy the convenience of off road parking and a double garage, making coming home a breeze. The perfect family home. Viewing is highly recommended for this property. Call the office on 01792 894422...

## Accommodation

### Lounge

18' 5" x 10' 2" max ( 5.61m x 3.10m max )

### Dining Room

11' 3" x 8' 6" ( 3.43m x 2.59m )

### Kitchen

17' 8" x 7' 7" ( 5.38m x 2.31m )

### Study

7' 3" x 8' ( 2.21m x 2.44m )

### Bedroom

11' 1" x 10' 3" ( 3.38m x 3.12m )

### Ensuite



## Bedroom 2

8' 7" x 10' 7" ( 2.62m x 3.23m )

## Ensuite

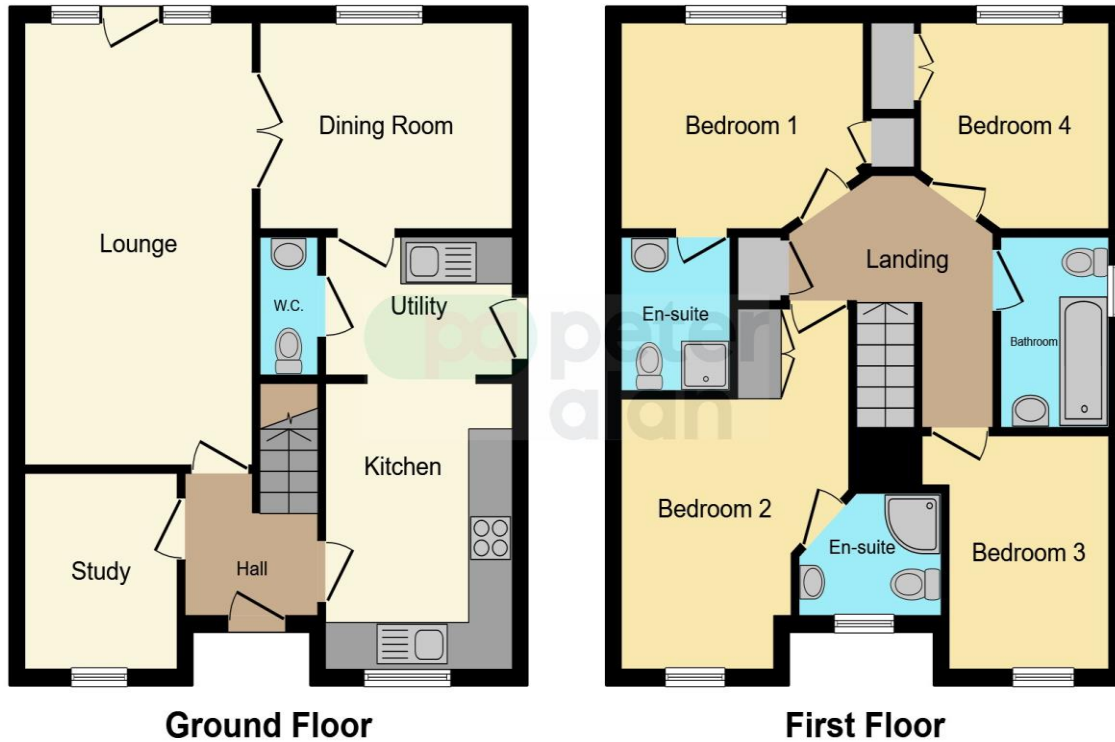
## Bedroom 3

8' 4" x 8' 1" ( 2.54m x 2.46m )

## Bedroom 4

9' 8" x 6' 9" ( 2.95m x 2.06m )

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

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