



Selling with us

Property Details Approval Form

9 Llwyncelyn, Fforestfach,
SWANSEA, West Glamorgan,
Wales, SA5 4AS

Date: 25 March 2025

Property Ref and Version: GOR305272 - 0002

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

£150,000

Tenure: Freehold

Key Features

- Central location
- Retail park close by
- Good links to M4
- Good transport links
- Rear garden
- Freehold
- Downstairs bathroom
- EPC Rating: D

Short Description

This charming end terrace house, ideal for first-time buyers and families, features Three bedrooms, One reception room, a bright Kitchen, and a convenient location near public transport, amenities, and schools.

Long Description

This lovely end terraced house is now on the market for sale, an absolute gem that is perfect for first-time buyers and families alike. The property boasts a well-laid-out floor plan featuring three well-sized bedrooms, a downstairs bathroom, and a reception room that offers enough space for a cosy family gathering or entertaining guests.

The kitchen is a real highlight of this home, that adds an element of warmth and homeliness. The location is equally impressive, with excellent public transport links and a range of local amenities practically on your doorstep. This accessibility makes it ideal for those seeking convenience and ease of living.

This house is in good condition, ready for you to move in and to start creating memories. It offers a blend of comfort, style, and practicality that is hard to come by. Don't miss this opportunity to own a home that truly caters to modern living needs while offering a welcoming and warm atmosphere. Come and see for yourself the potential this property holds.

Directions

Agent Note

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Room Description

Lounge

14' 7" x 12' 6" (4.45m x 3.81m)

Kitchen

9' 8" x 8' 3" (2.95m x 2.51m)

Bathroom

Bedroom 1

18' 1" x 9' 4" (5.51m x 2.84m)

Bedroom 2

11' 7" x 8' 9" (3.53m x 2.67m)

Bedroom 3

8' 9" x 8' 5" (2.67m x 2.57m)

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Room Description

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Property Images



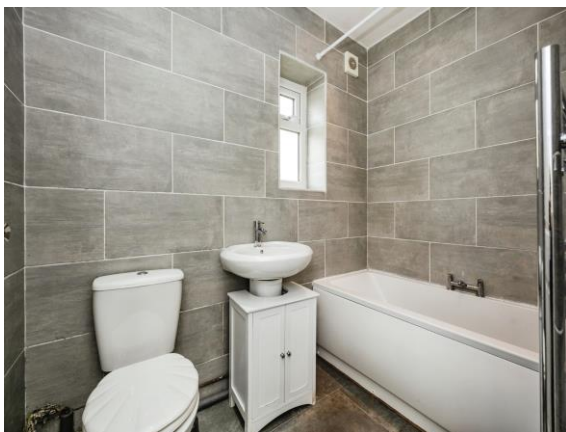
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Property Images



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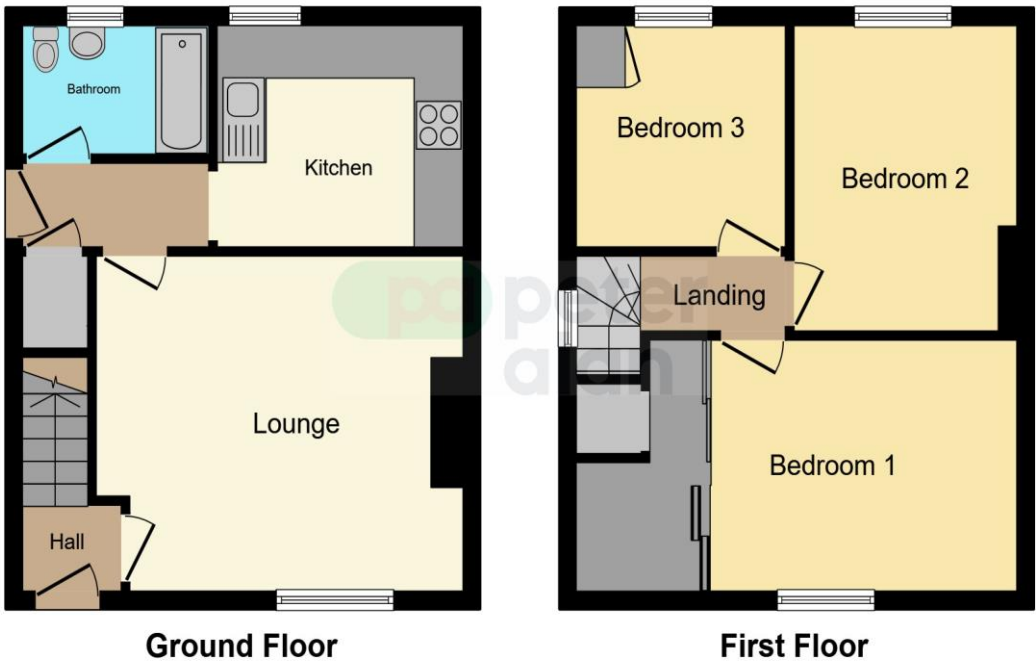
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Floor Plan



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

Approval

Signature		Date
Aimee Thomas		
Mr I. Cousins		