



Heol Y Celyn, ##Invalid offers over £200,000

- 3 bedroom end of terrace
- Newly re-decorated throughout
- No ongoing chain
- Council Tax Band - C
- Parking to the front
- EPC Rating: C



 3  1  2



About the property

New to the market is the well-presented 3 bedroom property being offered for sale with no ongoing chain in the sought after development of Tregof Village, Swansea.





Accommodation

Entrance Hall

Entrance hall fitted with laminate flooring, carpeted staircase to first floor, radiator, door to downstairs cloakroom and door through to lounge.

Lounge

12' 5" max x 14' 6" max (3.78m max x 4.42m max)
UPVC double glazed window to the front of the property. Continuation of the laminate flooring. Feature fireplace with electric fire, marble hearth and wooden surround. Radiator. Doors through to dining room.

Dining Room

8' 1" x 10' 7" (2.46m x 3.23m)
UPVC double-glazed French doors to the rear open onto the rear patio and garden areas, continuation of the laminate flooring, door to understairs storage cupboard, radiator, and door through to kitchen.

Kitchen

7' 3" x 8' 8" (2.21m x 2.64m)
UPVC double glazed window to the rear of the property, laminate flooring. Range of recently fitted wall and base units with laminate worktops over. Stainless steel sink with mixer taps and tiled splashbacks, under counter space and plumbing for washing machine. Built under oven with gas hob and stainless steel cooker hood. Space for washing machine. Cupboard housing wall mounted combi boiler.

First Floor

Landing

To the first floor landing, there is a UPVC double-glazed window to the side of the property, continuation of the fitted carpet from the staircase, door to built-in storage airing cupboard, access to all three bedrooms plus the family bathroom.

Bedroom One

9' 6" max x 11' 4" plus recess (2.90m max x 3.45m plus recess)
UPVC double glazed window to the rear of the property, fitted with laminate flooring, radiator, and built-in pair of double wardrobes.

Bedroom Two

8' x 11' 9" (2.44m x 3.58m)
UPVC double glaze window to the front of the property, laminate flooring, and radiator.

Bedroom Three

7' 3" x 8' 8" (2.21m x 2.64m)
UPVC double glaze window to the front of the property, laminate flooring, built in over stair bulk storage cupboard and radiator.

Bathroom

UPVC double glazed window to the rear of the property fitted with obscured glazing, vinyl flooring, panelled bath with separate hot and cold taps, over bath wall mounted shower with tiled splash backs and shower curtain rail, wash hand basin with separate hot and cold taps, WC and radiator.

Externally

To the front of the property and tucked up into the corner for maximum privacy the property benefits from off-road tandem parking for up to two vehicles, a small lawn area to the front of the property, with gated side access to the rear garden.

To the rear is a generous sized garden with a large patio area which continues to the side of the property offering plenty of outside dining opportunities. The garden is laid mainly to gravel chippings offering an stress-free low maintenance option. There is a further tier to the rear that drops down and benefits from privacy backing onto the nature reserve.

01792 798201

morrison@peteralan.co.uk

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

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let