



Y Dolau, Llangyfelach

£175,000

- 2 Double bedroom semi-detached
- Conservatory and Driveway
- Sought after development
- Council Tax - Band B
- Potential to extend (STPP)
- EPC Rating: Awaiting



2 1 1



About the property

Introducing a charming semi-detached gem nestled in the sought-after locale of Llangyfelach, Swansea. This spacious two-bedroom residence boasts two generous double bedrooms, complemented by a delightful conservatory offering serene relaxation. Step outside to discover a sprawling enclosed garden, perfect for leisurely afternoons or entertaining guests. With off-road parking ensuring convenience, the property also features side space ripe for extension (subject to planning), adding future value. Conveniently situated near Swansea City Centre and with easy access to the M4 motorway, it's an ideal blend of suburban tranquillity and urban connectivity. Don't miss this opportunity to embrace a lifestyle enriched by local schools and amenities.

Accommodation

Entrance Porch

Enter via a UPVc double glazed door to the front, fitted with vinyl flooring and door through to the lounge/diner.

Lounge/Diner - 11' 6" max x 19' 2" max (3.51m max x 5.84m max)

UPVc double glazed window to the front of the property fitted with vertical blinds, fitted carpet, and feature fireplace with wooden surround. Door to under stairs storage cupboard, radiator, carpeted staircase to the first floor and door through to the kitchen.

Kitchen - 11' 6" x 9' 5" (3.51m x 2.87m)

UPVc double glazed window and 1/2 glazed door to the rear, vinyl flooring. Range of matching wall and base units with laminate worktops over. 1 1/2 bowl ceramic sink with mixer taps and tiled splashbacks. Under counter space and plumbing for washing machine, space for dishwasher, space for freestanding oven with built over extractor hood. Space for under counter fridge/freezer. Radiator and door leading through to the conservatory.



Conservatory - 13' 1" max x 9' 5" max (3.99m max x 2.87m max)

UPVc double glazed full length conservatory with sliding glazed door to the rear providing access to the rear garden. Vinyl flooring and Perspex roof.

Landing

Continuation of the fitted carpet, access to both bedrooms and the family bathroom.

Bedroom One - 11' 7" max x 11' 2" max (3.53m max x 3.40m max)

UPVc double glazed window to the rear, fitted carpet, radiator and over stair bulk storage cupboard.

Bedroom Two - 11' 6" x 9' 4" (3.51m x 2.84m)

UPVc double glazed window to the front, carpet and radiator.

Bathroom

UPVc double glazed window to the side fitted with obscured glass, tiled walls and vinyl flooring. Panelled bath with separate hot and cold taps and over bath wall mounted mixer shower and shower curtain rail. Wash hand basin with mixer taps, WC and radiator.

Externally

To the front of the property there is a driveway to the side offering plenty of space for off-road parking. There is a small paved area to the front with a small step to the front door. To the rear there is a generous enclosed rear garden laid mainly to lawn and planted with mature shrubs and trees, with a patio area leading from the conservatory which continues around to the side of the property where you will find a wooden storage shed. This area would be ideal should you wish to extend the property in the future (STPP)

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