



## Glan Y Wern Road, £160,000

- Ideal First Time Buy
- Off Road Parking
- Enclosed Rear Garden
- Utility Room
- council tax band B
- EPC Rating: C



3 2 1



## About the property

**\*\*Attractive Three-Bedroom Semi-Detached House in Llansamlet\*\***

Presenting a delightful three-bedroom semi-detached house in the desirable area of Llansamlet. With off-road parking to the front, this property is perfect for first-time buyers or as an investment opportunity.

The ground floor features a large living diner, ideal for family gatherings and entertaining. Adjacent to the living space, you'll find a well-equipped kitchen and a convenient utility room with ample storage.

Upstairs, there are three spacious bedrooms and a bathroom with a separate toilet, providing comfort and functionality for everyday living.

The rear garden is fully enclosed, offering a safe and private space for relaxation and play, with both lawn and patio areas to enjoy.



## Accommodation

### Entrance Hall

Laminate floor, leading to;

### Living Room

19' 1" x 11' 1" Max ( 5.82m x 3.38m Max )  
Laminate flooring, windows to the front and rear

### Kitchen

10' 1" x 9' 1" ( 3.07m x 2.77m )  
Vinyl floor, range of base and wall units with worktops over, integrated oven, electric hob with extractor. Space for washing machine. Stainless steel sink with mixer tap. Window to the rear

### Utility Room

6' 1" x 6' ( 1.85m x 1.83m )  
Vinyl flooring, space for dryer and fridge/freezer. Storage cupboard, door to rear

### Landing

Leading to;

### Bedroom One

11' Max x 11' 1" Max ( 3.35m Max x 3.38m Max )  
Carpeted, built in cupboards, window to the front

### Bedroom Two

13' 1" Max x 9' Max ( 3.99m Max x 2.74m Max )  
Carpeted, window to the rear

### Bedroom Three

11' x 6' ( 3.35m x 1.83m )  
Carpeted, window to the front

### Bathroom

Laminate, bath with overhead shower, sink and separate WC

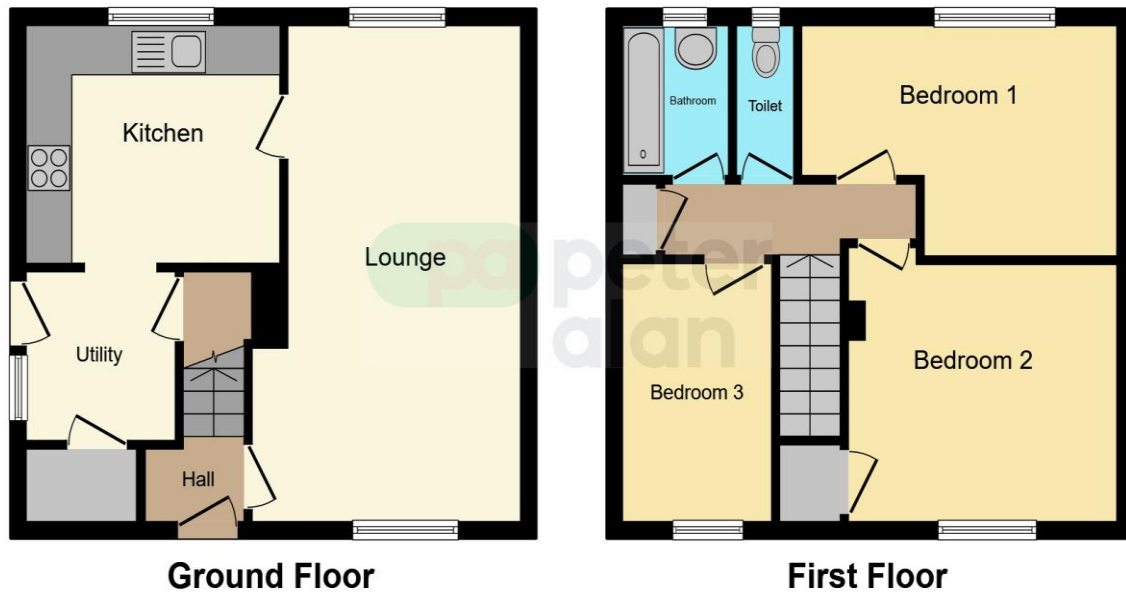
### External

To the front there is off road parking and a lawn frontage, while the rear garden is fully enclosed with patio and lawn areas.

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## Floorplan



Total floor area 78.3 m<sup>2</sup> (843 sq.ft.) approx

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