



## Glyncollen Crescent, offers over £140,000

- No Chain
- Ideal First Time Buy
- Driveway & Garage
- Good Transport Links
- Council Tax Band - B
- EPC Rating: C



 3  1  2



## About the property

Offered for sale with no ongoing chain, this spacious three-bedroom, mid-terrace home is an ideal opportunity for first-time buyers or families seeking a convenient location in Ynysforgan, Swansea. Boasting generous sized bedrooms, enclose rear garden and garage for off road parking

## Accommodation

### Hallway

### Living Room

13' 6" max under stairs x 14' ( 4.11m max under stairs x 4.27m )

Large UPVc double glazed window to the front of the property, fitted carpets and feature fire surround.

### Kitchen/Diner 16' 8" x 9' 3" ( 5.08m x 2.82m )

2 x UPVc double glazed windows and UPVc 1/2 glazed door to the rear overlooking and providing access to the garden. Range of fitted matching wall and base units with laminate worktops over. Stainless steel sink with separate mixer taps and tiled splashbacks. Space for freestanding cooker and under counter space and plumbing for washing machine. Fitted carpet.

### Landing

### Bedroom One



10' 3" Min x 12' 7" ( 3.12m Min x 3.84m )

UPVc double glazed window to the front of the property, fitted carpets.

### Bedroom Two

10' 3" Min x 11' 2" ( 3.12m Min x 3.40m )

UPVc double glazed window to the rear of the property, fitted carpet.

### Bedroom Three

8' 3" x 9' 4" ( 2.51m x 2.84m )

UPVc double glazed windows to the front of the property, fitted carpet.

### Bathroom

2 x UPVc double glazed windows to the rear both fitted with obscured glazing. Fitted carpet. Separate wash hand basin with stainless steel taps, WC and walk in shower enclosure comprising; Vinyl paneled walls, shower tray, wall mounted electric shower and sliding glass door enclosure.

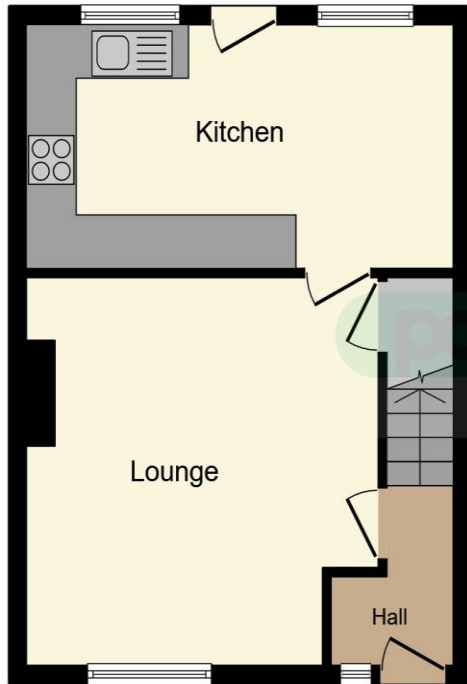
### External

To the front of the property there is a small enclosed garden laid mainly to lawn with path providing access to the main entrance. To the rear there is a rear garden planted with mature shrubs and laid mainly to lawn, with a brick built shed and detached garage to the rear (please note the garage is on a peppercorn lease)

01792 798201

morrison@peteralan.co.uk

## Floorplan



**Ground Floor**



**First Floor**

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