



Summer Place, Llansamlet SWANSEA

£170,000

- Council Tax Band - C
- Semi-Detached
- Three Bedrooms
- Large Conservatory
- EPC Rating: D



 3  1  1



About the property

Discover this charming three bedroom semi-detached property in the heart of Llansamlet, offering a blend of modern comforts and spacious living - perfect for first time buyers or those looking for more room to grow. With its close proximity to Talycopa Primary School, local amenities, transport links such as Llansamlet train station, and the M4, this property offers both a peaceful living environment and excellent connectivity.

The ground floor features an open-plan layout that connects two reception areas, creating a versatile and spacious living and dining area. The well-designed flow between rooms makes this an ideal space for socialising, relaxing, or entertaining guests. The kitchen area is thoughtfully designed with storage space, whilst the conservatory, running the length of the back of the property, provides ample space for a playroom or extra storage. Upstairs, you will find three bedrooms; the two double rooms providing ample space and comfort, whilst third bedroom is a well-proportioned single room, ideal as a child's room or home office. The family bathroom is fresh and a convenient size, utilising a bathtub with shower overhead, wash basin and W/C. Stepping outside, you'll find a generous tiered rear garden that is fully enclosed, offering both privacy and safety, as well as a lawned front garden, and a driveway for parking.

Don't miss the chance to view this property - Call the Morrison branch on 01792798201 today to book a viewing!

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.

Accommodation

Entrance Hall

Lounge

Dining Area/Lounge 2

Conservatory

Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom