



Gweledfa, offers over £300,000

- Three Bedrooms
- No Ongoing Chain
- Detached House with Driveway
- Large back Garden
- Close to Morriston Hospital
- EPC Rating: F



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About the property

Presenting this well-located three bedroom detached property situated in the heart of rural Felindre, sold with no ongoing chain.

The property, set on a sizeable plot, offers the potential for an ideal family home, with great links to the M4 and local amenities: an excellent opportunity for those looking to create their dream home.

The ground floor features a large lounge and second reception room, flowing seamlessly into a modern kitchen. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom.

Outside, a large rear garden is surrounded by rolling green fields, with both house and garden affording elevated views over the pretty farming village. To the front, a garage and generous driveway offer parking for multiple vehicles.

Gweledfa provides a rare opportunity to embrace country living, in an unspoiled village, featuring a welcoming village pub and reservoir walks, while remaining



Accommodation

Reception Room 1

13' 8" x 10' (4.17m x 3.05m)

Reception Room 2

10' 5" x 11' 8" (3.17m x 3.56m)

Kitchen

10' x 10' 9" (3.05m x 3.28m)

Garage

16' 2" x 8' 2" (4.93m x 2.49m)

Downstairs Wc

7' 5" x 6' 2" (2.26m x 1.88m)

Bedroom 1

14' x 11' (4.27m x 3.35m)

Bedroom 2

9' x 12' (2.74m x 3.66m)

Bedroom 3

10' 1" x 7' 8" (3.07m x 2.34m)

Bathroom

5' 4" x 8' 7" (1.63m x 2.62m)

Landing

17' x 7' 9" (5.18m x 2.36m)

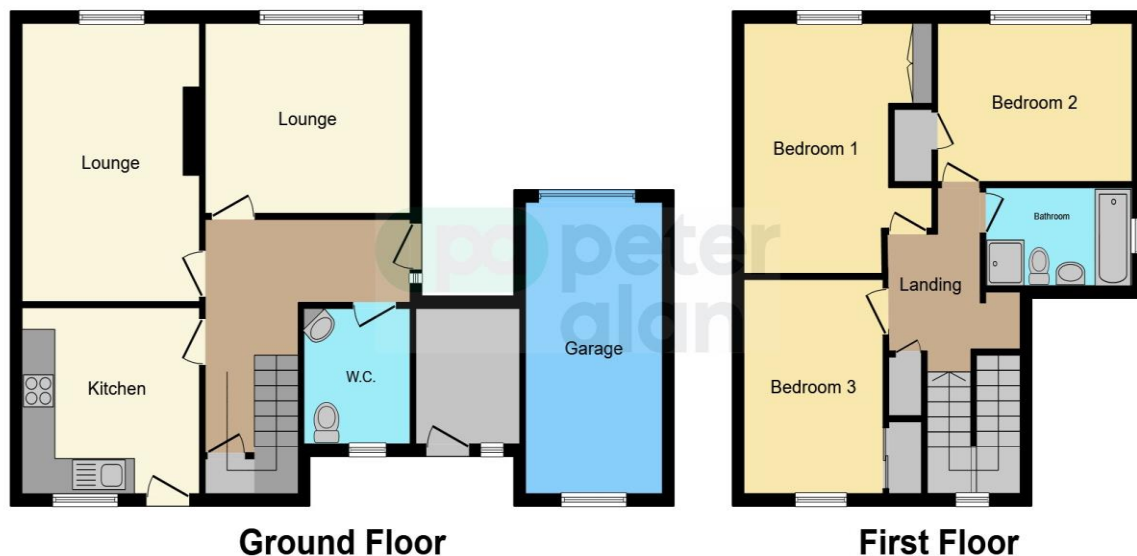
Hall Entrance

13' x 12' 2" (3.96m x 3.71m)

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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



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