



## Cwrt Lafant, offers over £230,000

- Three generous bedrooms, including a master with an ensuite
- Large Living Room and Kitchen
- Off Road Parking/Garage
- Perfect Family Home
- Solar panels
- Electric vehicle charger
- Large Rear Garden
- Perfect Location To The M4 Corridor



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## About the property

This beautiful Three bedroom Detached home which is situated in the sought out area of Llansamlet with good links to the M4 Motorway, Enterprise Park, Morfa Retails Park and the City Centre.

The property benefits from Three generous bedrooms, large living room, enclosed rear garden, gas central heating and uPVC double glazing. Off road parking along with garage. Fantastic buy for first time buyers or a growing family

Upstairs, there are three generous-sized bedrooms including ensuite in master bedroom, each decorated in a clean, modern style, beautiful clean modern bathroom. The property also boasts a large rear garden perfect for relaxing, family enjoyment or entertaining



## Accommodation

### Hallway

15' 1" x 4' 7" ( 4.60m x 1.40m )

### Lounge

16' 8" x 13' 5" ( 5.08m x 4.09m )

### Downstairs Wc

6' 4" x 3' 2" ( 1.93m x 0.97m )

### Kitchen

8' 10" x 16' 4" ( 2.69m x 4.98m )

### Garage

15' 5" x 8' 3" ( 4.70m x 2.51m )

### Bedroom One

11' 9" x 9' 6" ( 3.58m x 2.90m )

### Bedroom Two

10' 3" x 9' 2" ( 3.12m x 2.79m )

### Bedroom Three

8' 1" x 6' 8" ( 2.46m x 2.03m )

### Bathroom

6' 3" x 5' 9" ( 1.91m x 1.75m )

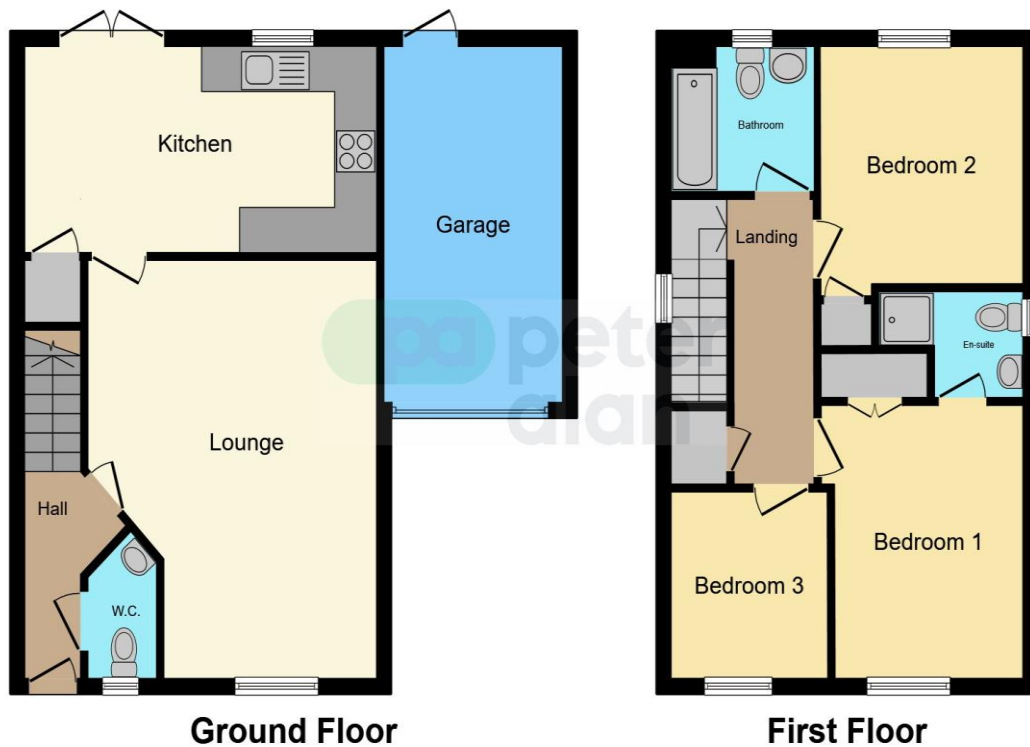
### Landing

12' 4" x 6' 6" ( 3.76m x 1.98m )

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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](http://www.focalagent.com)



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