



Gelli Aur, ##Invalid offers over £200,000

- Easy To Maintain Enclosed Rear Garden
- Open Plan Living/Dining Area
- Reserved Car Parking
- Perfect First Time Purchase
- Quiet Cul-De-Sac
- EPC Rating: C



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About the property

We are delighted to present this exceptional terraced house, now available for sale. This property is in good condition, providing a wonderful opportunity for first-time buyers and families alike. This charming house offers an abundance of space and comfort with three bedrooms, two of which are double-sized ensuring plenty of room for all members of the family. The bedrooms are well-proportioned and enjoy plenty of natural light, creating a calm and serene atmosphere. The home benefits from a single, well-equipped kitchen, featuring built-in pantries. The abundance of natural light in this area further enhances the overall appeal, making it an ideal space for cooking and dining. The property also boasts one reception room, providing a perfect space to unwind and entertain guests. The room's spacious layout will enable you to easily configure it to suit your needs and style. One of the unique features of this property is its outdoor space. It comes with its own private garden, providing a peaceful retreat and a safe play area for children. In addition, the property offers parking facilities, adding to the convenience and ease of living here. Located in an area with excellent public transport links, nearby schools, and local amenities, this property is ideally situated for all your needs. In summary, this three-bedroom terraced house, with its good condition and ideal location, presents a fantastic opportunity for first-time buyers and families.



Accommodation

Lounge

12' 6" x 18' 1" (3.81m x 5.51m)

Kitchen

12' 4" x 7' 5" (3.76m x 2.26m)

Bathroom

7' 9" x 8' 3" (2.36m x 2.51m)

Bedroom 1

11' 8" x 15' 6" (3.56m x 4.72m)

Bedroom 2

9' 1" x 10' 1" (2.77m x 3.07m)

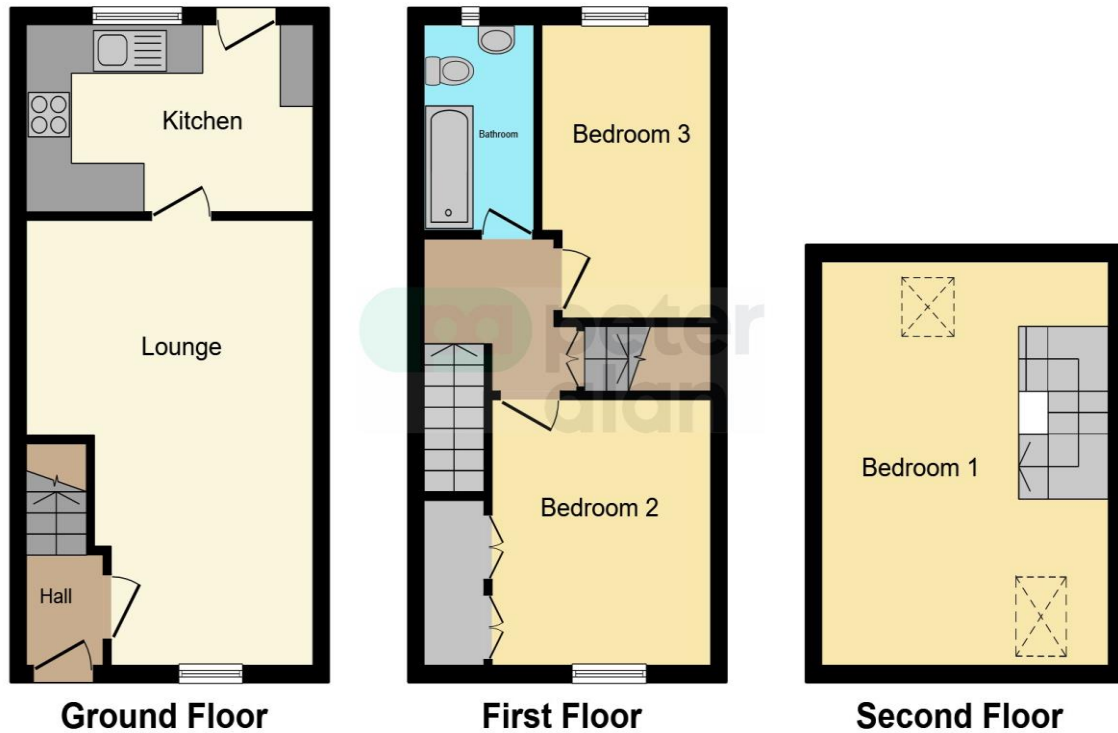
Bedroom 3

7' 3" x 11' 8" (2.21m x 3.56m)

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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

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.

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