



Goetre Fawr Road, offers in the region of £370,000

- Off Street Parking for 3 Cars
- Open Plan Living/Dining Room
- Modern Throughout
- Wrap Around Graden
- EV Charging Point
- EPC Rating: D



 3  1  2



About the property

Welcome to this delightful detached house, now available for sale in a sought-after location known for its excellent public transport links and proximity to local amenities. Perfectly suited for families, this charming property combines space, comfort, and practicality to create a wonderful home.

Step inside to find the property in good condition throughout, offering three generously sized double bedrooms that provide plenty of room for everyone. The ground floor features two reception rooms and a downstairs toilet. The first is a contemporary open-plan space, ideal for both relaxing and entertaining guests. The second reception room stands out with its lovely garden views and direct access to the outdoor area, making it perfect for summer evenings or letting children play safely within sight.

The well-appointed kitchen offers ample space for cooking up family favourites and leads seamlessly to the sociable living areas. Additional convenience is provided by a tastefully finished bathroom, ensuring the morning rush is never too hectic.

Outside, the attractive garden offers a tranquil retreat and is complemented by a versatile garden office – a fantastic spot for working from home or indulging hobbies. A single garage provides secure parking or extra storage, adding to the property's list of practical features.

Set within a friendly neighbourhood and surrounded by amenities, this lovely home truly offers the best of comfortable family living and everyday convenience.



Accommodation

Dining Room

9' 9" x 11' 4" (2.97m x 3.45m)

Lounge

14' 2" x 11' 2" (4.32m x 3.40m)

Kitchen

10' 9" x 7' 9" (3.28m x 2.36m)

Conservatory

11' 1" x 18' 6" (3.38m x 5.64m)

Porch

6' 8" x 5' 5" (2.03m x 1.65m)

Bathroom

5' 4" x 5' 5" (1.63m x 1.65m)

Wc

2' 2" x 4' 8" (0.66m x 1.42m)

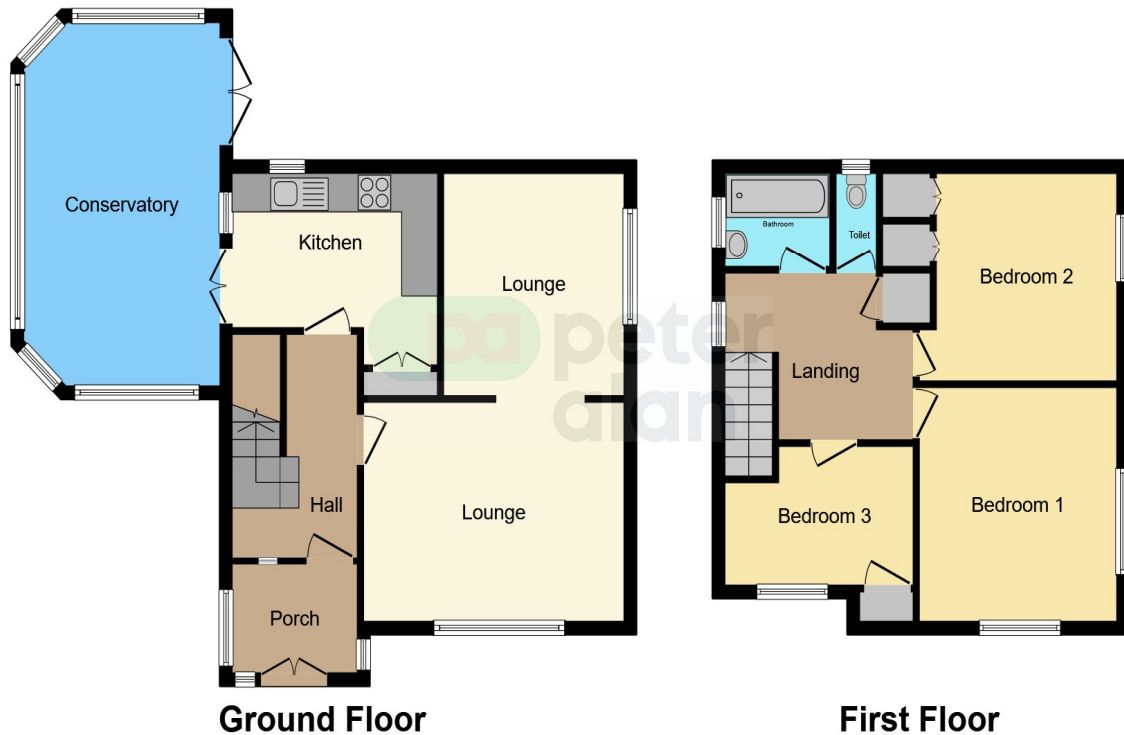
Bedroom 1

10' 9" x 12' (3.28m x 3.66m)

01792 641481

swansea@peteralan.co.uk

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

pa peter
alan