



## Golwg Y Garreg Wen, Swansea

**£220,000**

- Three-bedroom, three-storey house
- Downstairs WC
- No Chain
- Two bedrooms and family bathroom on the first floor
- EPC Rating: B



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## About the property

Situated at Golwg y Garreg, this modern and recently renovated three-storey home offers stylish, low-maintenance living with a flexible layout ideal for families or professionals.

The ground floor comprises a contemporary kitchen and a comfortable lounge, perfect for everyday living and entertaining, along with a convenient downstairs WC. The property has been thoughtfully updated to a modern standard, providing a fresh and welcoming feel throughout.

On the first floor are two well-proportioned bedrooms (Bedrooms Two and Three) and a modern family bathroom. The second floor is dedicated to the spacious principal bedroom, offering a private and peaceful retreat.

Externally, the property benefits from allocated off-road parking and a large, enclosed garden to the rear. With its modern finish, practical layout and desirable location, this home is ready to move into and enjoy.

## Accommodation

### **Kitchen/Lounge**

22' 3" x 12' 3" ( 6.78m x 3.73m )

### **Wc**

### **Bedroom 2**

12' 3" x 7' 10" ( 3.73m x 2.39m )

### **Bedroom 3**

12' 3" x 7' 9" ( 3.73m x 2.36m )

### **Bathroom**

6' x 5' 7" ( 1.83m x 1.70m )

### **Bedroom 1**

15' 7" x 8' 11" ( 4.75m x 2.72m )

## 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.