



**Carmarthen Road,  
Fforestfach SA5 4AN**

- EPC Rating: D
- Four Bedrooms
- Loft Room
- Two Bathrooms
- Utility Room







## About The Property

Sold with no chain! Viewing is advised to see the properties full potential. A spacious 4 bedroom semi detached home located in Fforestfach, Swansea. Its location provides convenient access to Swansea City Centre, Fforestfach Retail Park and the M4 Motorway. The location is set over three floors.

## Accommodation

### Entrance Porch

Entry via PVC front door. Tiled flooring. Doors to;

### Entrance Hall

Stairs to first floor. Radiator. Doors to;

### Lounge

10' 2" x 14' 4" ( 3.10m x 4.37m )

Double glazed window to front. Laminate flooring. Radiator.

### Second Reception Room/bedroom

12' 10" x 12' 10" Max ( 3.91m x 3.91m Max )

Two windows to side. Laminate flooring. Radiator.

### Shower Room

Fitted with a three piece suite including a walk in shower, wc and a pedestal wash hand basin. Towel radiator. Double glazed window to rear.

### Kitchen



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13' 10" x 11' 7" Max ( 4.22m x 3.53m Max )  
Fitted with matching wall and base units with work preparation surfaces over. 4 ring gas hob, oven with hood over. Stainless steel sink with drainer. Radiator. Tiled flooring. Double glazed box bay window to side.

## Utility Room

9' 1" Max x 11' 2" ( 2.77m Max x 3.40m )  
Fitted with matching base units with work preparation surfaces over. Plumbed for a washing machine/dishwasher. Stainless steel sink with drainer. Double glazed window to rear and external door to side.

## Landing

Spiral stairs to loft room. Radiator. Doors to;

## Bedroom One

8' 7" x 10' 9" ( 2.62m x 3.28m )  
Double glazed window to side. Radiator. Carpeted.

## Bedroom Two

14' 11" x 9' 8" ( 4.55m x 2.95m )  
Double glazed window to front. Radiator. Carpeted.

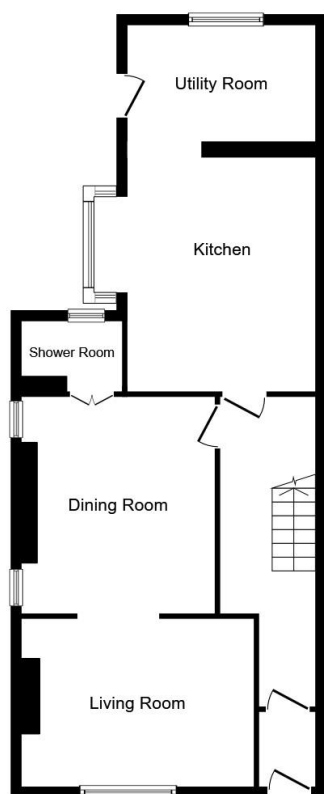
## Bedroom Three

10' 3" x 10' 11" ( 3.12m x 3.33m )  
Double glazed window to rear. Carpeted. Radiator.

## Bedroom Four

9' 8" x 6' 11" ( 2.95m x 2.11m )  
Double glazed window to front. Radiator. Carpeted.

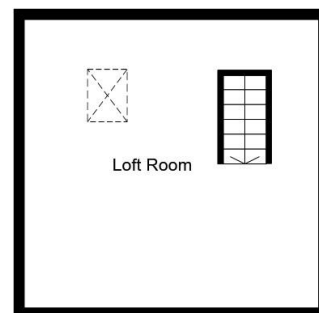
## Bathroom



**Ground Floor**



**First Floor**



**Second Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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