



55 Maes Yr Haf, Llansamlet, Swansea, SA7 9ST

Offers Over £220,000

This delightful detached home is now available for sale, offering a charming and cosy living experience. Conveniently located near various amenities, including a bus stop, doctors, dentist, local shop, Enterprise Park, M4 Corridor, City Centre, and Morriston Town, the property ensures easy access to essential services and recreational facilities. The well-designed accommodation features an entrance hall, a comfortable lounge, a kitchen/breakfast room, a versatile dining room that can also serve as a third bedroom, and a convenient wet room. Upstairs, there are two double bedrooms with a pleasing far reaching views from the front bedroom. The property boasts additional benefits such as a driveway, garage, and an enclosed rear garden. With its appealing features and strategic location, viewing is highly recommended for those seeking a lovely and conveniently situated home.

The Accommodation Comprises

Ground Floor

Hall

Entered via double glazed door to side, double glazed window to side, radiator, staircase to first floor, storage cupboard.

Lounge 15'7" x 6'7" (4.74m x 2.00m)



Double glazed window to front, coal effect electric fire set in surround, two radiators, coving to ceiling.

Kitchen/Breakfast Room 10'4" x 12'4" (3.15m x 3.77m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl sink unit, tiled splashbacks, plumbing for washing machine, space for fridge/freezer and range style cooker with extractor hood over, tiled flooring, coving to ceiling, double glazed window to rear, double glazed door to rear leading to the garden.

Bedroom 3/ Dining Room 9'11" x 10'11" (3.01m x 3.33m)



Double glazed window to front, radiator.

Wet Room



Comprising a tiled shower area, vanity wash hand basin and WC. Tiled walls, heated towel rail, radiator, two frosted double glazed windows to rear.

First Floor

Landing

Airing cupboard with wall mounted boiler.

Bedroom 1 13'1" x 11'7" (into the wardrobes) (4.00m x 3.55m (into the wardrobes))



Double glazed window to rear, eaves storage cupboard, built-in mirror fronted wardrobes, radiator.

Bedroom 2 9'11" x 11'8" (3.03m x 3.56m)



Double glazed window to front, access to loft, radiator.

External



To the front of the property, is a driveway leading to the garage, gravelled garden and steps leading to the front door.

The rear garden is enclosed, low maintenance, with paved and gravelled areas, greenhouse, garden shed and a garden pond.

Views From The Front



Agents Note

Tenure - Freehold

Council Tax - C

Services

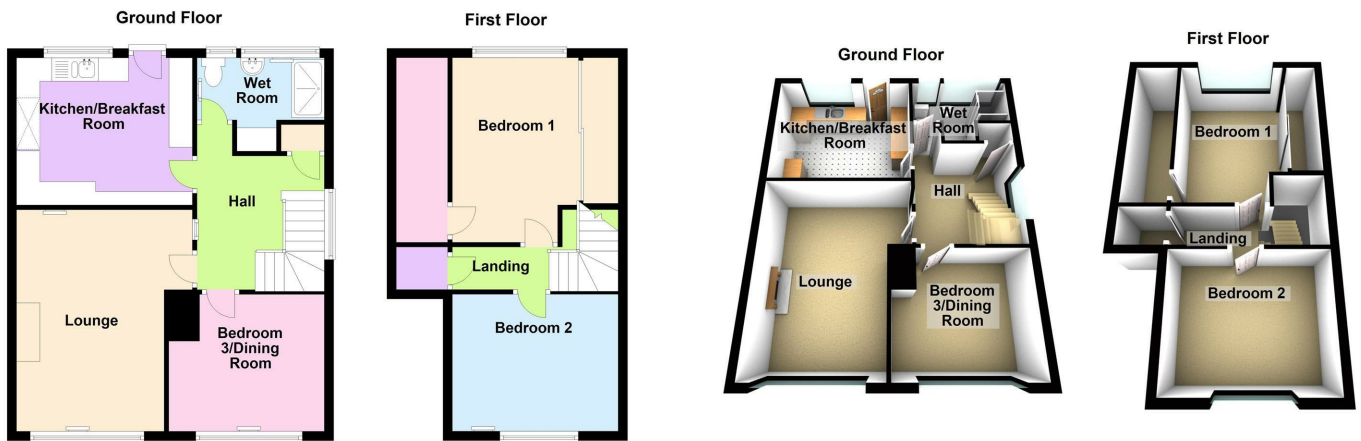
Mains Electric. Mains Sewerage. Mains Gas. Mains water (not on a water meter)

Mobile Coverage - EE Vodafone Three & O2

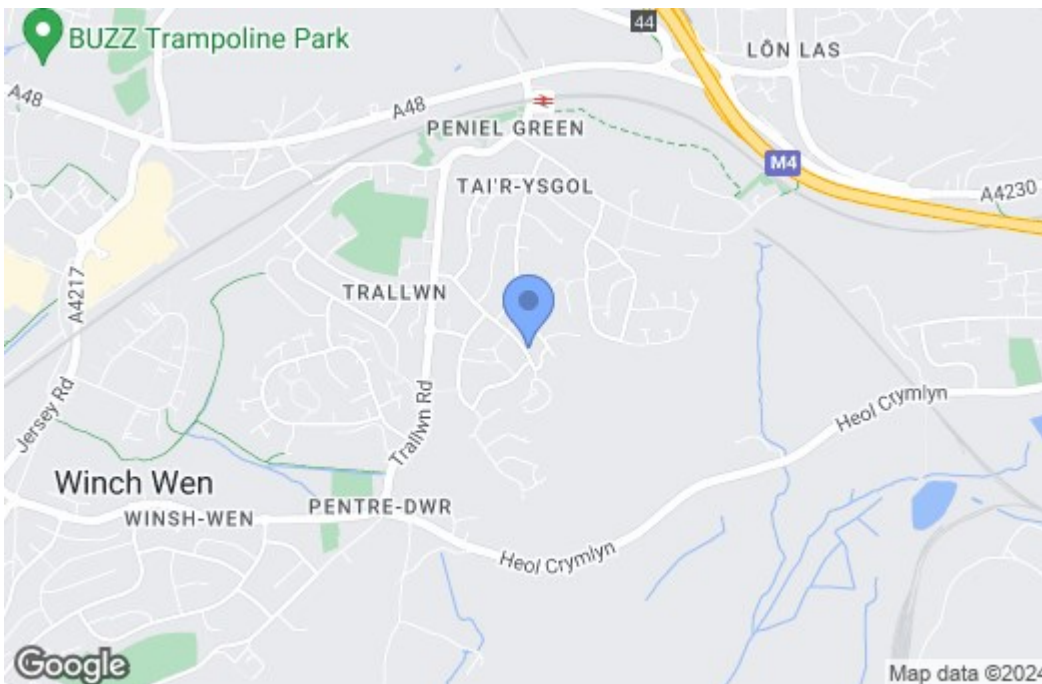
Broadband - Basic 5 Mbps Superfast 76 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT & Sky

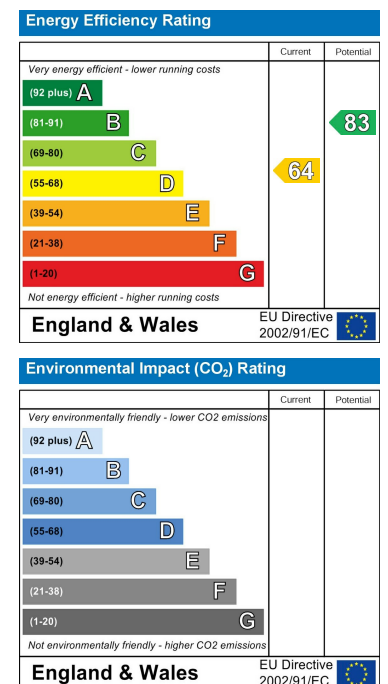
Floor Plan



Area Map



Energy Efficiency Graph



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