

36 Gelli Deg, Fforestfach, Swansea, SA5 4PB

£210,000

Presented with No Chain this three-bedroom townhouse which is located in a cul-de-sac. Situated in close proximity to Fforestfach retail park, the City Centre, schools and the M4, it offers accessibility to various amenities. The accommodation spans three floors, featuring a ground floor with a hallway and WC, while the first floor houses the kitchen/dining room and lounge overlooking the garden. On the second floor, three bedrooms, an en-suite off the master bedroom and a family bathroom complete the layout. The property boasts a driveway and garage, along with an enclosed rear garden featuring a paved patio and steps leading to a lawned garden. This residence stands out as an excellent choice for a first-time buyer or a growing family.

The Accommodation Comprises

Ground Floor

Hall



Entered via door to front, Double glazed window to front, staircase to first floor, radiator.

WC



Two piece suite comprising a wash hand basin and WC. Radiator.

First Floor

Landing

Staircase to second floor.

Lounge 14'2" x 16'3" (4.31m x 4.95m)



A reception room overlooking the garden with a double glazed window to rear, two radiators and a double glazed door leading to the rear garden.

Kitchen/Dining Room 11'7" x 16'3" (3.52m x 4.95m)



A spacious kitchen/dining room, fitted with a range of wall and base units with worktop space over, stainless steel sink, tiled splashbacks, cupboard housing the boiler, plumbing for washing machine, space for fridge/freezer, built-in electric oven with four ring gas and extractor hood over, two double glazed windows to front, radiator.

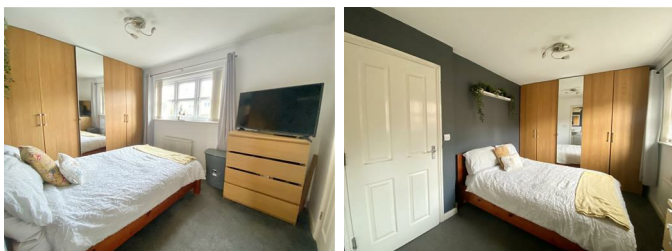
Second Floor

Landing



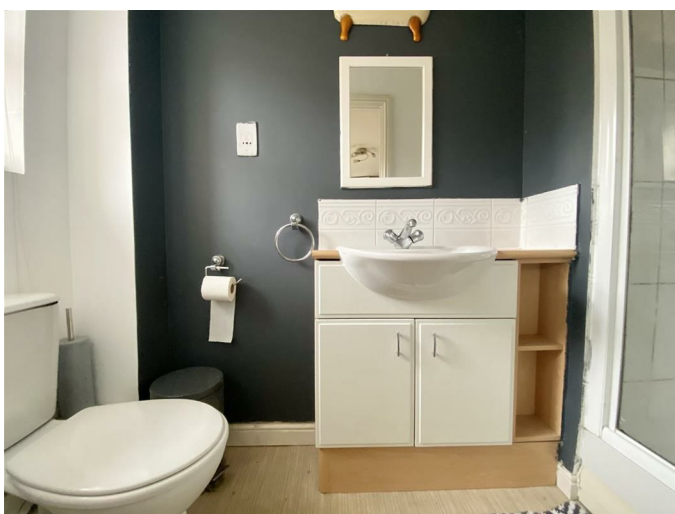
Access to loft, airing cupboard.

Bedroom 1 8'8" x 13'1" (2.65m x 4.00m)



Double glazed window to rear, wardrobes, radiator.

En-suite



Three piece suite comprising vanity wash hand basin, tiled shower cubicle and WC. Tiled splashbacks, frosted double glazed window to rear, radiator.

Bedroom 2 11'7" x 9'10" (3.52m x 2.99m)



Double glazed window to front, laminate flooring, radiator.

Bedroom 3 7'5" x 7'5" (2.26m x 2.25m)



Double glazed window to front, radiator.

Bathroom



Three piece suite comprising bath with shower attachment over, vanity wash hand basin and WC. Tiled splashbacks, double glazed window to side, radiator.

External



This property features a front driveway providing off-road parking and leading to a garage. Additionally, there is side gated access to the enclosed rear garden, which is tiered and includes a paved patio area. There area steps leading to a lawned area, enhancing the overall appeal of the outdoor space.

Garage

Up and over door, power and lighting.

Agents Note

Tenure - Freehold

Council Tax Band - D

Services - Mains electric. Mains sewerage. Mains Gas. Water Meter.

Mobile Coverage - EE Vodafone Three O2

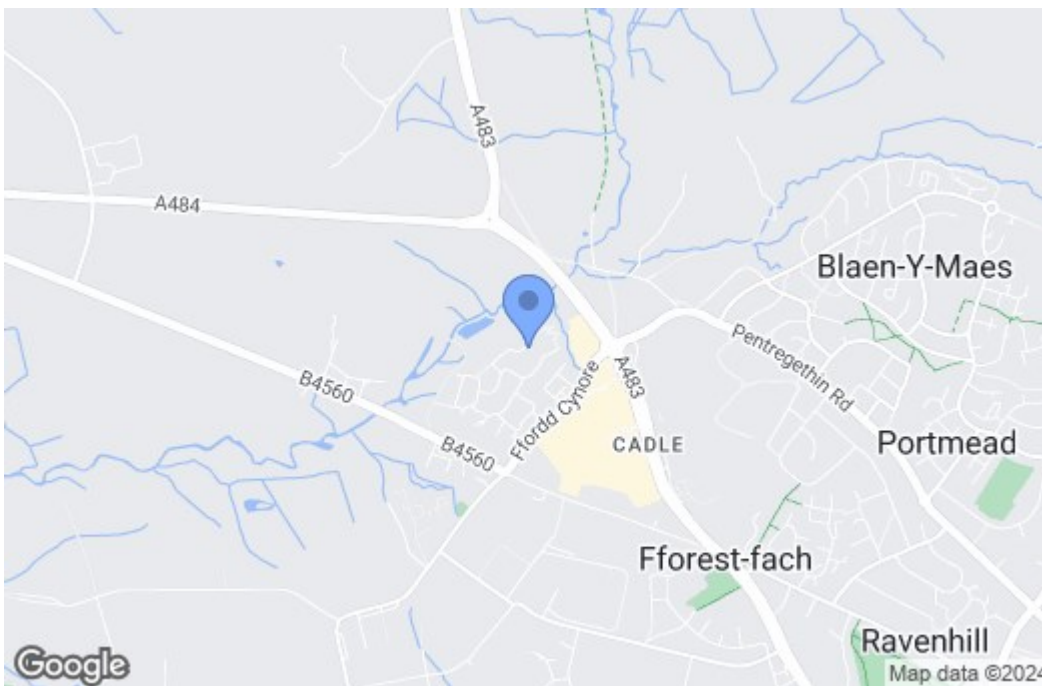
Broadband - Basic 13 Mbps Superfast 66 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky

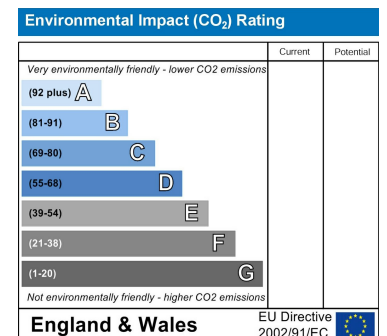
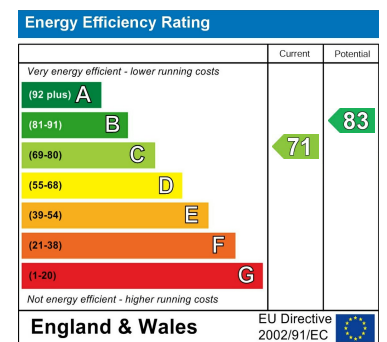
Floor Plan



Area Map



Energy Efficiency Graph



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