



176 Trallwn Road, Llansamlet, Swansea, SA7 9UQ

£215,000

This three bedroom detached stone-front property, offered for sale with no onward chain presents a compelling opportunity for prospective buyers. Positioned in a convenient location near various amenities, including a bus stop, doctors, dentist, local shop, Enterprise Park, the M4, Swansea City Centre and Morriston Town, the property offers easy access to essential services and transportation routes.

The ground floor accommodation comprises a welcoming hall, spacious living room, dining room, sitting room, kitchen, a sunroom and a WC. On the first floor, three bedrooms, complemented by a convenient wet room for added functionality. Externally, the property features a driveway and a lawn area at the front, while the rear garden boasts a generous size with a court yard area and steps leading to a tiered garden, complete with lawn, patio and mature shrubs, offering a private and peaceful outdoor space. In summary, this property combines desirable features such as detached living, no onward chain, convenient amenities and a well-maintained outdoor area.

The Accommodation Comprises

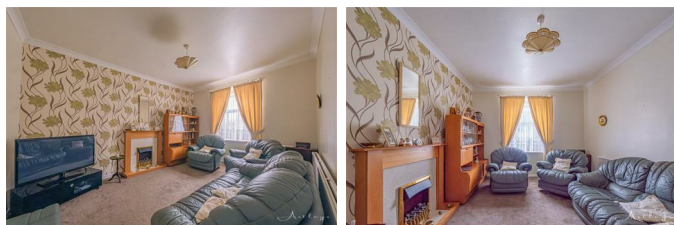
Ground Floor

Hall



Entered via front door, staircase leading to the first floor, laminate flooring, radiator.

Living Room 14'10" x 11'4" (4.52m x 3.46m)



Double glazed window to front, fireplace with wooden surround, fitted carpet, radiator.

Dining Room 11'5" x 8'0" (3.49m x 2.43m)



Double glazed window to front, fitted carpet, radiator.

Storage

Frosted double glazed window to side.

Sitting Room 12'6" x 9'1" (3.81m x 2.76m)



Double glazed window to side, door leading to sun room, fitted carpet, radiator.

Kitchen 6'4" x 12'4" (1.92m x 3.76m)



Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, cooker and extractor hood. Two double glazed windows to side and rear, vinyl flooring, radiator.

Sun Room



Windows to side and rear, tiled flooring, radiator.

WC

Frosted double glazed window to rear, fitted with WC, tiled flooring.

First Floor

Landing



Double glazed window to front, fitted carpet.

Bedroom 1 14'10" x 11'11" (4.52m x 3.64m)



Double glazed window to front, fitted carpet, radiator.

Bedroom 2 12'2" x 10'8" (3.70m x 3.25m)



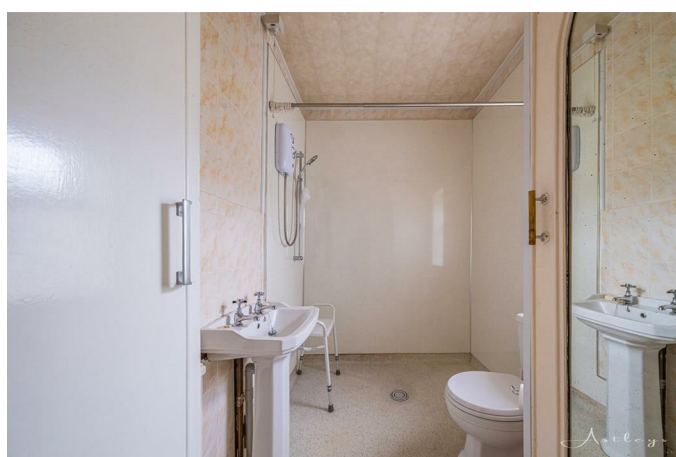
Double glazed window to side, fitted carpet, radiator.

Bedroom 3 8'8" x 8'0" (2.64m x 2.43m)



Double glazed window to front, fitted carpet, radiator.

Wet Room



Fitted three piece suite comprising shower area, wash hand basin and WC. Frosted double glazed window to rear, storage cupboard, vinyl flooring, radiator.

External



The front features a driveway and a lawn area.

Rear Garden



The rear garden boasts a generous size with a courtyard area and steps leading to a tiered garden, complete with lawn, patio and mature shrubs,

Another Aspect Of The Rear Garden



Ariel Views



Agents Notes

Freehold

Council Band- D

Services- Mains electric. Mains sewerage. Mains Gas.

Mains water/Water Meter.

Mobile Coverage - EE Vodafone Three O2

Broadband - Basic 6 Mbps Superfast 56 Mbps Ultrafast

9000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

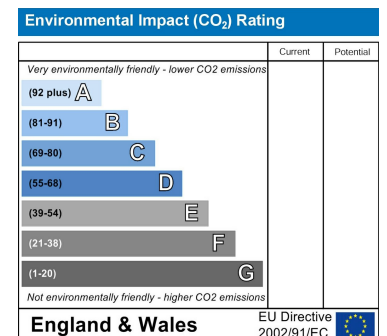
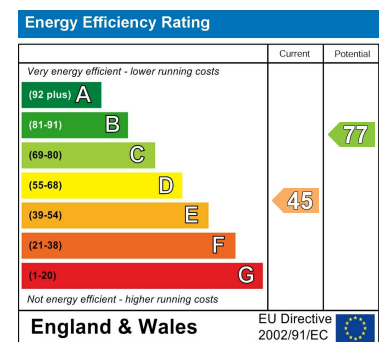
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.