



## 17 Ffynone Drive, Swansea, SA1 6DB

**Offers Over £300,000**

Offered for sale with no onward chain, this three bedroom semi detached property is situated in the desirable suburb of Ffynone, close to local shops, beautiful parks and a range of amenities, restaurants, and bars in the vibrant Uplands district. With excellent transport links to Swansea City Centre, Sketty, and Mumbles, the home provides both convenience and charm.

The ground floor features a hall, living room, sitting room, dining area and a kitchen/breakfast room. Upstairs, there are three bedrooms, including a shower area in the third bedroom, along with a bathroom and a separate WC. Externally, to the front of the property boasts a well maintained lawn surrounded by mature shrubs and trees for added privacy, while a driveway leads to a garage, offering off road parking and additional storage space. The rear of the property features an enclosed tiered garden with patio areas, a garden shed and a lawned section with mature shrubs, creating a delightful outdoor space.



## The Accommodation Comprises

### Ground Floor

#### Hall



Entered via front door, staircase leading to the first floor, storage cupboard, fitted carpet, radiator.

#### Living Room 21'7" x 13'11" (6.59m x 4.23m)



A charming front facing reception room featuring a single glazed bay window and a door provides direct access to the front garden. The room is anchored by an electric fireplace in a surround, fitted carpet and a radiator.

#### Sitting Room 10'10" x 14'5" (3.31m x 4.39m)



The sitting room is a cosy space, featuring an electric fire with a tiled surround, carpeted with two radiators. Designed for effortless flow, the sitting room opens seamlessly into the dining area, enhancing the sense of space and making it ideal for both relaxing and entertaining.

#### Dining Area



Single glazed windows to rear, fitted carpet, two radiators.

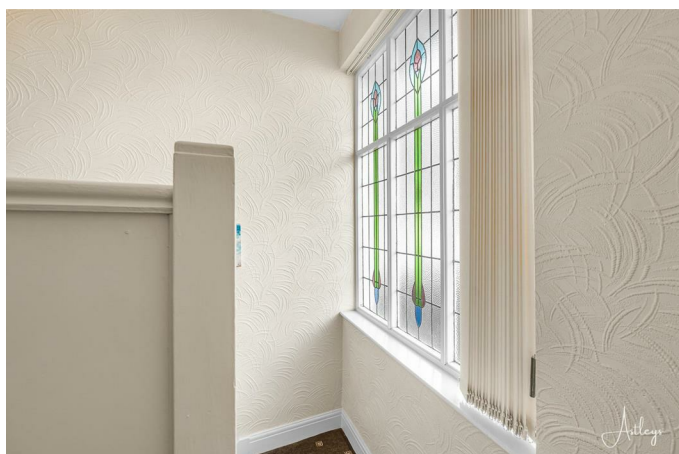
#### Kitchen/Breakfast Room 10'5" x 14'8" (3.18m x 4.46m)



Fitted with a matching range of wall and base units with worktop space. It features a 1+1/2 bowl sink unit, space for a fridge/freezer, plumbing for a dishwasher. A built-in eye level electric oven and four ring gas hob. Single glazed window overlooking the rear garden. The space is completed with vinyl flooring and a radiator.

#### First Floor

##### Landing



Single glazed glass stained window to side, fitted carpet, radiator.

#### Master Bedroom 11'3" x 13'10" (3.44m x 4.22m)



Single glazed bay window to front, fitted wardrobe, fitted carpet, radiator.

#### Bedroom 2 9'6" x 13'11" (2.89m x 4.23m)



Single window to front, fitted wardrobe, storage cupboard, fitted carpet, radiator.



### Bedroom 3 9'6" x 9'2" (2.89m x 2.79m)

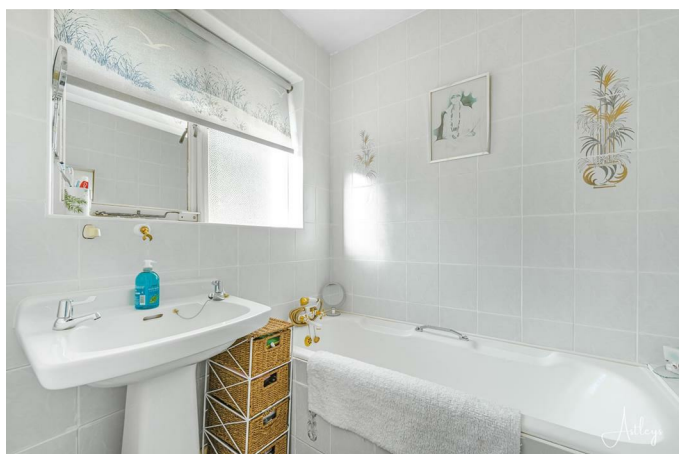


Single glazed window to rear, fitted carpet, radiator.

### Shower Room

Shower cubicle, radiator.

### Bathroom



Fitted two piece suite comprising bath with shower attachment and wash hand basin, tiled walls, fitted carpet, radiator, frosted single glazed window to rear.

### WC



Fitted with a WC. Tiled walls, fitted carpet, radiator, frosted single glazed window to rear.

### External



The front of the property features a lawn surrounded by mature shrubs and trees. A driveway provides convenient off road parking and leads to a garage, offering additional storage or vehicle space.

To the rear of the property there is an enclosed tiered garden with patio areas, garden shed, lawned area with mature shrubs.

### Rear Garden



### Garage

### Ariel Views



### Agents Notes

Lease hold - 993 Years left seller is in the process of buying the freehold

Council Band - E

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

Mobile Coverage - EE Vodafone Three o2

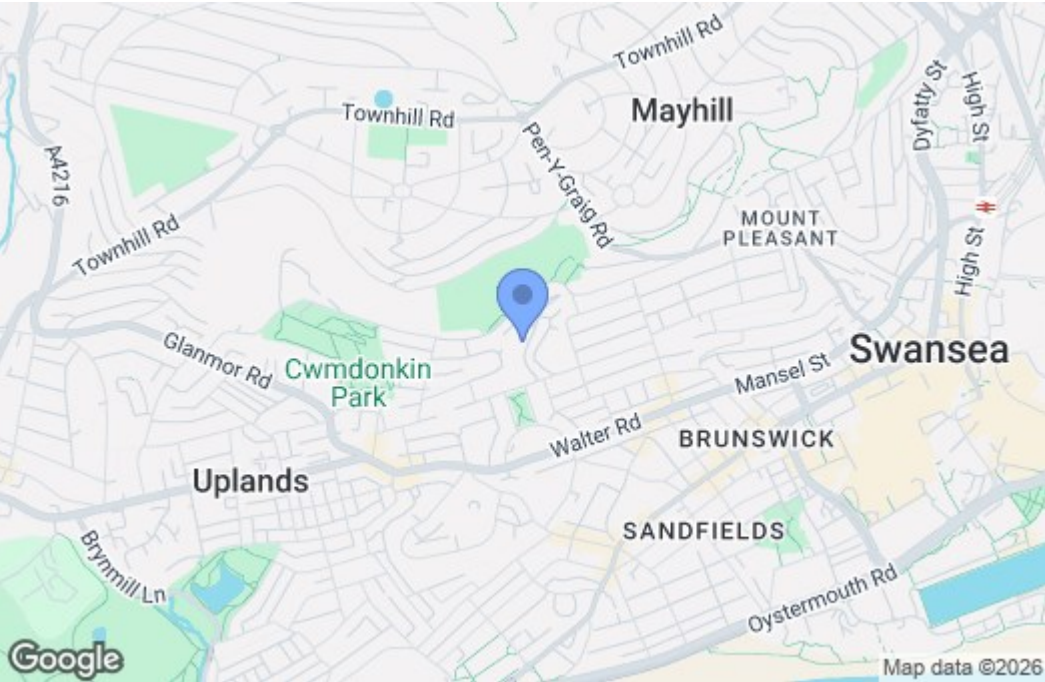
Broadband -Basic 4 Mbps Superfast 49 Mbps Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky

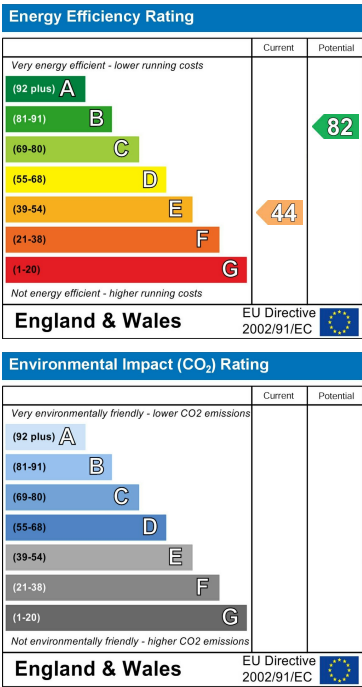
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.