



## 29 Pant yr Helyg, Fforestfach, Swansea, SA5 4BH

Offers In The Region Of £115,750

- Attractive mid terrace house
- Popular residential area
- Open plan Kitchen/Living Room with French door to rear
- Front and rear gardens
- EPC 'C'
- Quiet cul de sac location
- Well presented accommodation
- Large bedroom and spacious Shower Room
- Parking area.

## 29 Pant yr Helyg, Fforestfach SA5 4BH

An attractive mid terrace house set in quiet cul de sac in popular residential area conveniently located for local amenities and the road network. The accommodation is well maintained and provides a light and airy main living room with fitted kitchen. Large bedroom with recessed wardrobe area. Spacious shower room with access to large walk in Airing Cupboard. Upvc double glazing. Gas fired central heating. Enclosed decorative gravel garden to front. Pretty rear garden with paved patio leading to well stocked herbaceous beds. Summer house.

A delightful property worthy of immediate inspection



Council Tax Band: B



## OPEN PLAN KITCHEN/LIVING ROOM

22'4" x 11'10"

### KITCHEN AREA



11'10" x 7'10"

Single drainer stainless steel sink unit with mixer tap set in granite effect work surface. Beko ceramic hob with stainless steel extractor hood above. Beko electric cooker. Candy dishwasher. Indesit washer/drier. Ample work surface with tiled surround. Freestanding fridge/freezer. Stone tiled floor. Vertical radiator.

### ANOTHER KITCHEN ASPECT



## LOUNGE AREA



Wood effect laminate floor. French door to rear garden. Open staircase to first floor. Vertical radiator.

### ANOTHER LOUNGE ASPECT



## FIRST FLOOR

### BEDROOM



12'11" x 8'9"

Walk in wardrobe area with hanging rail and shelves. Vertical radiator

## ANOTHER ROOM ASPECT



## SHOWER ROOM



9'10" x 4'7"

Large walk in glazed shower cubicle with Respatex surround. Hand basin with chrome mixer tap on vanity cupboard. Low level WC. Fully tiled walls with decorative border. White enamel towel heater.

## WALK IN BOILER ROOM

Vaillant wall mounted gas boiler which serves the heating requirements

## OUTSIDE



To the front of the house is an enclosed decorative gravel garden with picket fence boundary.

## REAR GARDEN



A delightful rear garden with areas of patio and herbaceous garden. Garden store shed and storage containers.

## SERVICES



We are advised that the property is connected to all mains services

## NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

### PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

### TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion

### VIEWING

By appointment with Morgan Carpenter 01558 821269

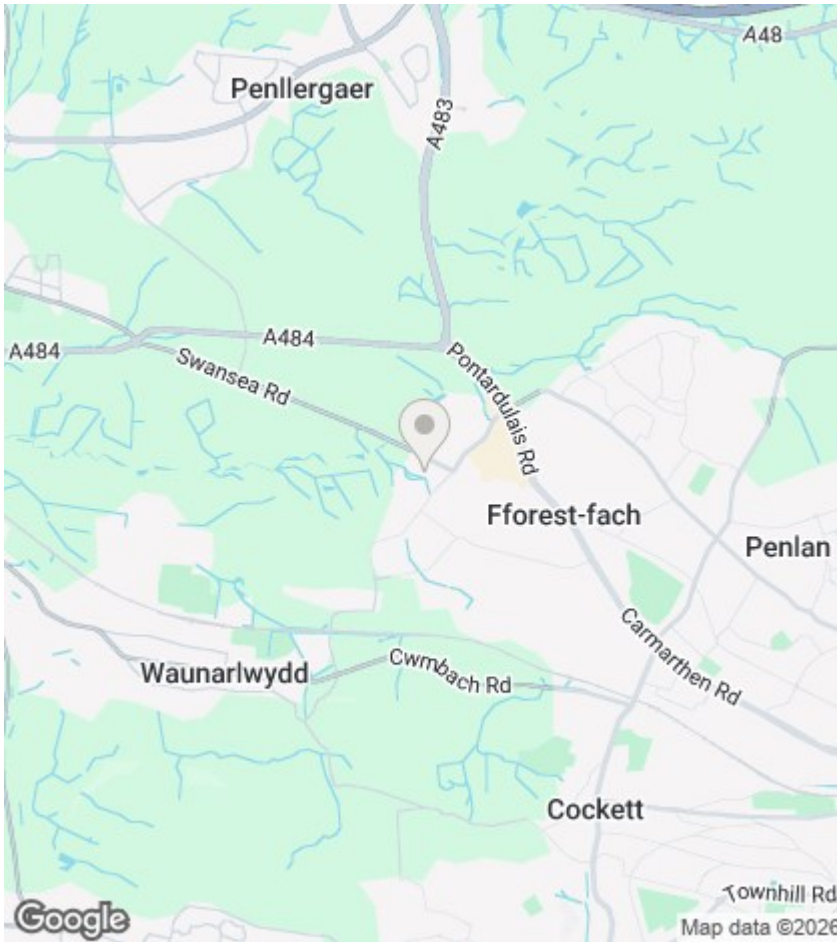
### WEBSITE

View all our properties on:  
[www.morgancarpenter.co.uk](http://www.morgancarpenter.co.uk); [www.rightmove.co.uk](http://www.rightmove.co.uk);  
[www.zoopla.co.uk](http://www.zoopla.co.uk); [www.primelocation.com](http://www.primelocation.com), or  
[www.onthemarket.com](http://www.onthemarket.com)

### OUT OF OFFICE HOURS

Jonathan Morgan 07989 296883





## Directions

## Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>93</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | <b>76</b>               |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |