



82 Cwmrhydyceirw Road, Swansea, SA6 6LJ

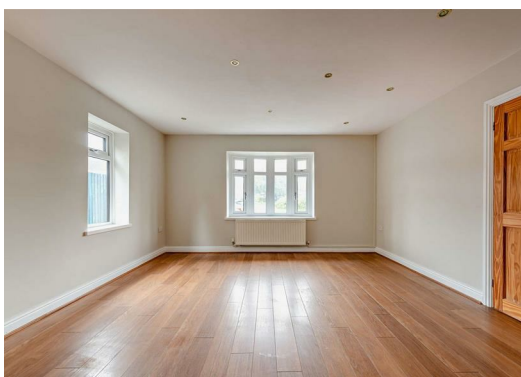
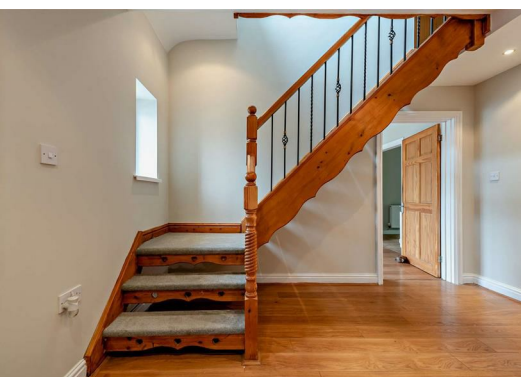
Offers in excess of £350,000

Situated in the popular village of Cwmrhydyceirw, this spacious four-bedroom detached family home offers versatile accommodation, ideally located close to Morriston Hospital, Swansea Enterprise Park, Swansea City Centre and the M4 motorway.

The ground floor comprises a welcoming entrance hallway, a generous bay-fronted living room, separate family room, dining room, a spacious fitted kitchen with adjoining utility room, and a convenient ground floor WC. Upstairs, there are four well-proportioned bedrooms, including an en-suite to Bedroom Two, together with a modern family bathroom.

Offering flexible living space in a sought-after residential location with excellent access to local schools, shops and amenities, this is an ideal home for growing families. Early viewing is highly recommended.

The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view. Please call for more information.

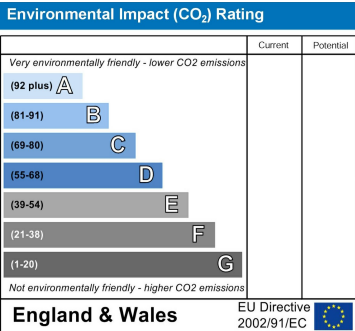
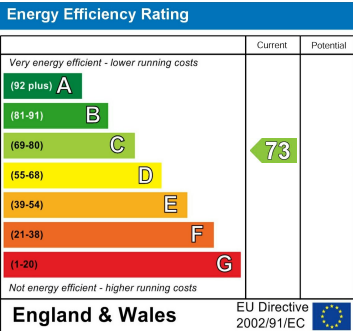


Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Section 21

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