



20 Clos Ger Y Maes, Swansea, SA4 9JG

£160,000

A well-presented TWO BEDROOM end terrace home with NO CHAIN. Offering a practical layout and easy-maintenance living, ideal for first-time buyers, those looking to downsize, or as a straightforward investment opportunity. The ground floor features an open plan living/dining room with patio doors opening to the rear garden, creating a bright and sociable space, along with a fitted kitchen. To the first floor are two bedrooms and a family bathroom. The property benefits from gas central heating and pvcu double glazing throughout, providing a comfortable and efficient home that is ready to move into and well suited to busy lifestyles. And with a proven rental history and easy-to-manage accommodation, the home also offers an attractive opportunity for investors seeking a straightforward buy-to-let investment.

Situated on a pleasant corner plot within a small cul-de-sac in Tircoed Forest Village, the property enjoys front and rear gardens, side gated access and the added convenience of an allocated parking space. The surrounding area offers a quieter village setting with woodland walks and green spaces close by, while still providing good access to local amenities, schools and transport links. The nearby M4 corridor makes commuting towards Swansea, Carmarthen & Cardiff straightforward, making this an appealing option for buyers seeking a balance of affordability, convenience and a relaxed lifestyle. Call to view now!

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Hallway

8'5" x 3'8" (2.59 x 1.13)

Comprising fitted carpet, radiator and door through to the living room. Open to the kitchen.

Kitchen

7'10" x 7'10" (2.39 x 2.39)

Featuring a range of wall & base units, worktop, sink, oven, gas hob and extractor. Also with pvcu windows, wall mounted boiler and with space for two appliances.

Living/Dining Room

16'7" x 11'9" (5.08 x 3.60)

Spacious open plan space with dual radiators, modern fireplace & surround, tv/phone point and pvcu patio doors to the garden.

Landing

6'1" x 3'4" (1.86 x 1.04)

Landing space with fitted carpet, built-in storage and loft hatch.

Bathroom

7'10" x 4'9" (2.39 x 1.47)

Comprising pvcu window, radiator, sink, shower over bath and wc.

Bedroom One

11'8" x 8'7" (3.56 x 2.63)

Double bedroom featuring fitted carpet, radiator, built-in wardrobe and pvcu windows to the rear aspect.

Bedroom Two

10'9" x 6'9" (3.28 x 2.06)

Second bedroom with fitted carpet, built-in wardrobes, radiator and pvcu windows to the front aspect.

External & Location

Situated on a pleasant corner plot within a small cul-de-sac in Tircoed Forest Village, this property benefits from front & rear gardens, side gated access and the convenience of an allocated parking space. The outside space provides a practical extension to the home, with the enclosed rear garden offering a private area to enjoy, while the corner position creates a sense of openness rarely found with similar properties.

Tircoed Forest Village offers a quieter setting surrounded by woodland and green spaces, ideal for those who enjoy a more relaxed pace of life while remaining well

connected. The area provides easy access to local amenities, schools and everyday facilities, with the nearby M4 corridor making journeys towards Swansea, Carmarthen and Cardiff convenient. An appealing choice for buyers looking for an affordable home combining village surroundings with excellent commuter links.

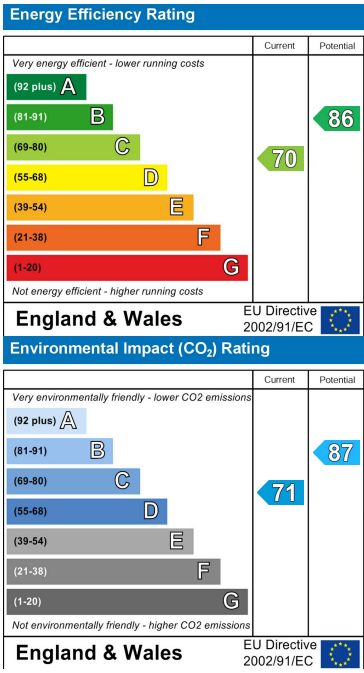
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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