



## Rhyd Y Felin, £155,000

- Three Bedroom Home
- Modern Throughout
- Close to M4 Corridor
- No Ongoing Chain
- Available Now
- EPC Rating: D



 3  1  1



## About the property

Peter Alan Morrison is pleased to offer this well presented three bed semi-detached home in Llansamlet, Swansea. The property is located close to local amenities including shops and schools with just minutes to the M4 motorway and train station.

The house comprises; Entrance hall, living room and kitchen/ diner, landing, three bedrooms, bathroom and Externally the property boasts both front and rear gardens and a driveway There is also side access. Viewing is recommended.

" No Ongoing Chain " Available Now !!



## Accommodation

**Hallway**

**Lounge**

23' x 11' 6" ( 7.01m x 3.51m )

**Kitchen**

15' x 8' 8" ( 4.57m x 2.64m )

**Bedroom One**

14' 4" x 10' 4" ( 4.37m x 3.15m )

**Bedroom Two**

10' 3" x 8' 7" ( 3.12m x 2.62m )

**Bedroom Three**

10' 3" x 8' 7" ( 3.12m x 2.62m )

**Bathroom**

5' 5" x 7' 8" ( 1.65m x 2.34m )

01792 798201

morrison@peteralan.co.uk

## Floorplan

### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

