



## Clydach Road, offers in the region of £270,000

- Beautifully Presented Family Home
- Driveway & Detached Garage
- Conveniently Located for Access to Schools & Commuting Routes
- Highly Desirable Location
- Modern, Open Plan Layout
- EPC Rating: D



3 1 2



## About the property

A fantastic opportunity to purchase this ideal family home, nestled into a quaint residential area within Ynysforgan! Boasting convenient links to sought after schools such as Ynystawe & Glyncollen Primary and Morriston Comprehensive School. Well situated for commutes with great links to the M4 corridor, bus routes and a main line train station within Swansea City Centre! The home is approached via a walled forecourt, neatly laid with artificial grass with a footpath leading to the entrance. Gated side access is available leading into a sizable enclosed rear garden. Opposite the home is a driveway and detached garden, ideal for buyer's searching for off-street parking!

Internally, the property comprises of an entrance porch, with stairs to the landing, and a door through to the open plan living area. This is separated into a family sitting room, dining space with feature fireplace and the modern kitchen fitted with a kitchen island, breakfast bar and integrated appliances! The first floor houses all three bedrooms and the family bathroom consisting of a shower, curve top bath, w.c and vanity hand wash basin.

Internal viewings are highly recommended to truly appreciate this lovely home!

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.





## Accommodation

### Lounge

10' 5" x 15' 4" ( 3.17m x 4.67m )

### Dining Room

12' 9" x 12' 8" ( 3.89m x 3.86m )

### Kitchen

11' x 15' 4" ( 3.35m x 4.67m )

### Bedroom One

10' 7" x 10' ( 3.23m x 3.05m )

### Bedroom Two

12' 6" x 9' 6" ( 3.81m x 2.90m )

### Bedroom Three

9' 5" x 6' 2" ( 2.87m x 1.88m )

### Bathroom

### Landing

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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