



## Tyle-Teg, offers in excess of £125,000

- Two bedrooms
- Close to Local Amenities
- Close to local schools
- Close to M4 Corridor
- Semi Detached Home
- EPC Rating: D



 2  1  2



## About the property

This well presented two bedroom family home in Clydach which is ideally situated offering great transport links to both Swansea City Centre and the M4 motorway. Conveniently located to local shops, schools and amenities.

This spacious accommodation briefly comprises; lounge, dining room, kitchen, utility room. To the first floor there are two double bedrooms and a family bathroom. To the outside there is a low maintenance front and rear garden. This property is ideally situated for both first time buyers and homemovers alike.

Viewing is highly recommended to appreciate. Please call Peter Alan Morrison to arrange a viewing on 01792 798201 or book 24/7 on our website.



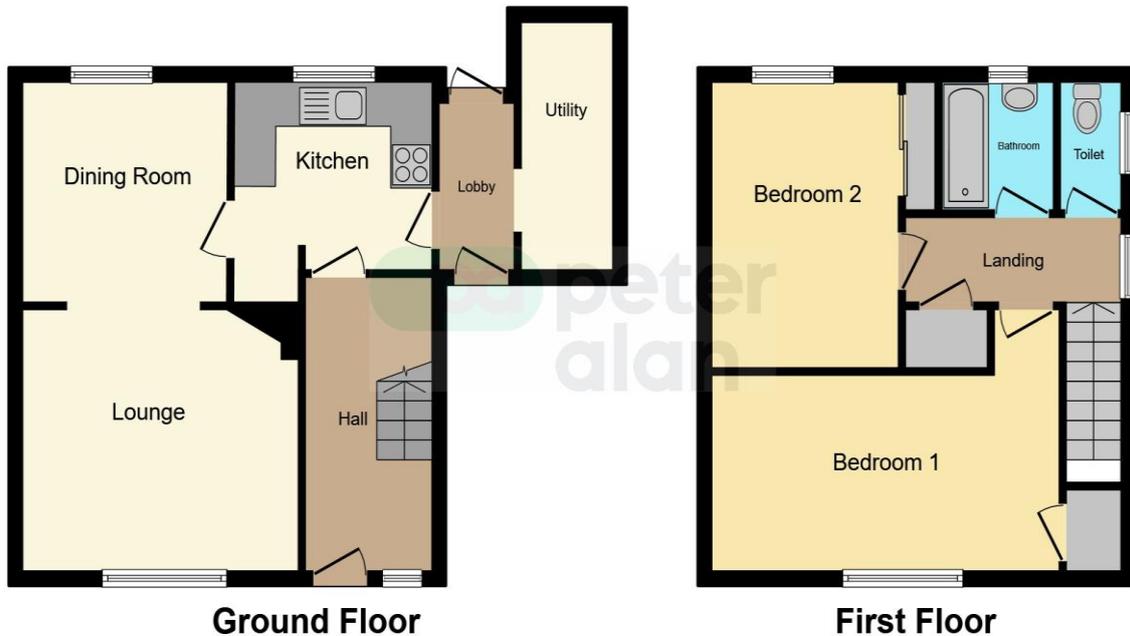
## Accommodation

<b>Hall</b>	10' 6" x 8' 8" ( 3.20m x 2.64m )
13' 1" x 6' ( 3.99m x 1.83m )	<b>Bathroom</b>
<b>Lounge</b>	5' 7" x 5' 5" ( 1.70m x 1.65m )
12' 9" x 13' 4" ( 3.89m x 4.06m )	<b>Toilet Room</b>
<b>Dining Room</b>	5' 7" x 2' 8" ( 1.70m x 0.81m )
8' 1" x 9' 7" ( 2.46m x 2.92m )	
<b>Kitchen</b>	
8' 5" x 8' ( 2.57m x 2.44m )	
<b>Lobby</b>	
7' 4" x 3' 5" ( 2.24m x 1.04m )	
<b>Utility Room</b>	
11' x 4' 3" ( 3.35m x 1.30m )	
<b>Landing</b>	
11' 8" x 10' 2" ( 3.56m x 3.10m )	
<b>Bedroom One</b>	
9' x 16' 5" ( 2.74m x 5.00m )	
<b>Bedroom Two</b>	

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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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