



9 Troed Y Rhiw, Llansamlet
£220,000

 **ASTLEYS**
SALES AND LETTINGS



9 Troed Y Rhiw

Llansamlet, Swansea

Three-Bedroom Detached Home | Cul-de-Sac Location | Driveway & Garage

Situated in a quiet cul-de-sac in the popular area of Llansamlet, this well-presented three bedroom detached property would make an ideal first time purchase or a fantastic family home.

Recently redecorated, the property offers well proportioned accommodation throughout. The ground floor comprises a spacious entrance hall, a comfortable lounge leading through to a good-sized kitchen/dining room, providing an excellent space for everyday living and entertaining. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off road parking, a garage and a good sized, terraced rear garden. Offering plenty of potential, the garden is a blank canvas for the new owner to personalise and transform into their ideal outdoor space, whether for relaxing, entertaining or family enjoyment.

Conveniently located in Llansamlet, the property is well placed for local shops, schools and everyday amenities, with Swansea Enterprise Park, Llansamlet railway station and the M4 motorway all accessible nearby, making it a practical choice for commuters.

Offering a great combination of space, potential and a convenient location, this property presents an excellent opportunity for first-time buyers and families alike.



Hallway

Entrance door to side, laminate flooring, staircase to 1st floor, radiator, double glazed window to front.

Lounge

13' 10" x 12' 9" (4.21m x 3.89m)

Double glazed window to front, laminated flooring, radiator.

Kitchen/Dining Room

17' 2" x 9' 11" (5.23m x 3.01m)

Fitted with a range of wall and base units with worktop space over incorporating a stainless steel sink unit. Space for a fridge freezer, washing machine and electric cooker. Understairs storage cupboard, two double glazed windows to rear and a double glazed door leading to the rear garden.

Bedroom 1

12' 10" x 10' 6" (3.91m x 3.20m)

Double glazed window to front, radiator.

Bedroom 2

Double glazed window to rear, radiator.

Bedroom 3

7' 6" x 7' 5" (2.28m x 2.27m)

Double glazed window to front, radiator.

Bathroom

Three piece suite comprising bath with electric shower over, wash hand basin and WC. Radiator, frosted double glazed window to rear.





Garden

To the front of the property, steps lead up to the entrance door, complemented by mature shrubs providing a degree of privacy. Side access leads through to the rear garden. A driveway provides off road parking and leads to the garage. To the rear is a good sized, terraced garden offering plenty of potential. This blank canvas provides an excellent opportunity for the new owner to personalise and transform the space into their ideal outdoor retreat, whether for relaxing, entertaining or family enjoyment.

Driveway

2 Parking Spaces

Garage

Single Garage

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC







Astleys Swansea

Astleys, 21 Walter Road – SA1 5NQ

01792655891 • swansea@astleys.net • www.astleys.net/

