



62 Ael-y-Bryn Road, Fforestfach

Offers Over £250,000





62 Ael-y-Bryn Road

Fforestfach, Swansea

Offered for sale with No Chain and situated in the popular residential area of Fforestfach, this attractive three bedroom bay fronted semi detached property offers well proportioned accommodation, making it an ideal choice for families, first time buyers or those looking to upsize.

The ground floor comprises an entrance hall, a convenient WC and utility room. A welcoming lounge featuring a bay window that provides plenty of natural light. To the rear, a **newly fitted kitchen opens into the dining area**, creating a practical and sociable space for everyday living and entertaining, with double doors leading directly out to the rear garden. To the first floor are three bedrooms and a **newly fitted bathroom**, providing comfortable accommodation for the whole family. Externally, the property benefits from a front driveway providing off road parking, together with shared side access leading to the garage. The rear garden is a particularly appealing feature, offering a good sized outdoor space, mainly laid to lawn with a paved patio area ideal for outdoor dining and relaxation. Fforestfach is a well established residential location, conveniently positioned for a range of local shops, supermarkets, schools and everyday amenities. The nearby Fforestfach retail area offers a variety of shopping facilities, while Swansea city centre and its wider range of leisure, dining and shopping attractions are accessible by car and public transport. The property is also well placed for access to the main road network, making it convenient for commuting throughout Swansea and the surrounding areas.



Hallway

Entered door to front, laminate flooring, staircase to first floor, radiator.

Lounge

13' 4" x 10' 7" (4.06m x 3.23m)

Double glazed bay window to front, radiator.

WC

Two piece suite comprising wash and basin and a WC. Radiator, double glazed window.

Utility Room

5' 5" x 4' 11" (1.65m x 1.49m)

Fitted with a base unit, worktop space over and a stainless steel sink unit, space for a washing machine, radiator.

Kitchen

11' 1" x 10' 7" (3.39m x 3.23m)

New Kitchen - Fitted with wall and base units, with worktop space over, one and a half bowl sink unit, built-in fridge freezer, dishwasher, built-in electric oven with a gas hob and extractor over radiator, open plan to the diner area.



Dining Area

15' 8" x 8' 8" (4.77m x 2.64m)

Double glazed patio doors to rear garden, laminated flooring, radiator.



Landing

Double glazed window to side, access to loft, cupboard with a radiator.

Bedroom 1

13' 9" x 9' 7" (4.18m x 2.91m)

Double glazed bay window to front, radiator.

Bedroom 2

11' 3" x 8' 10" (3.44m x 2.69m)

Double glazed window to rear, radiator.

Bedroom 3

7' 0" x 6' 9" (2.14m x 2.05m)

Double glazed window to front, radiator.

Bathroom

New Bathroom Suite – Three piece suite comprising a bath with shower over, wash and basin and WC.

Heated towel rail, double glazed window to rear.





Externally, the property benefits from a front driveway providing off road parking, together with shared side access leading to the garage. The rear garden is a particularly appealing feature, offering a good sized outdoor space, mainly laid to lawn with a paved patio area ideal for outdoor dining and relaxation.

Driveway

1 Parking Space

Garage

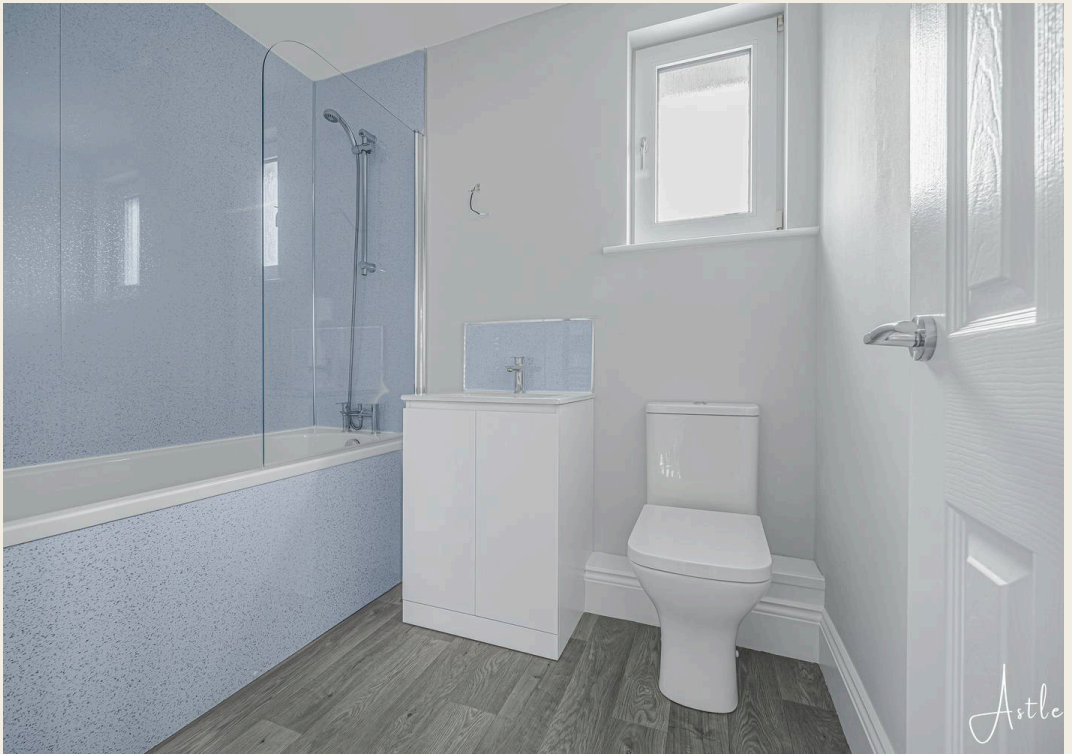
Single Garage

Council Tax band: C

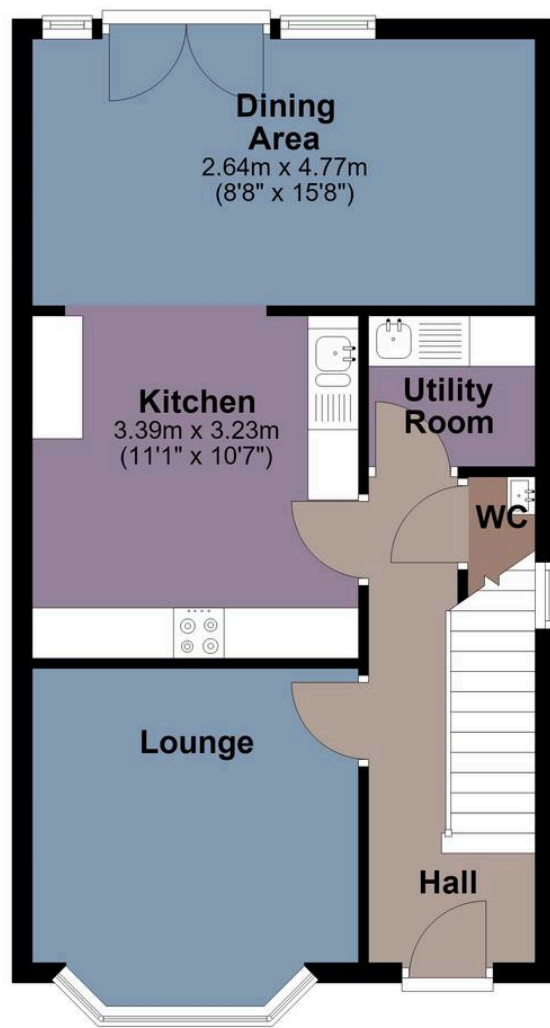
Tenure: Freehold

EPC Energy Efficiency Rating:

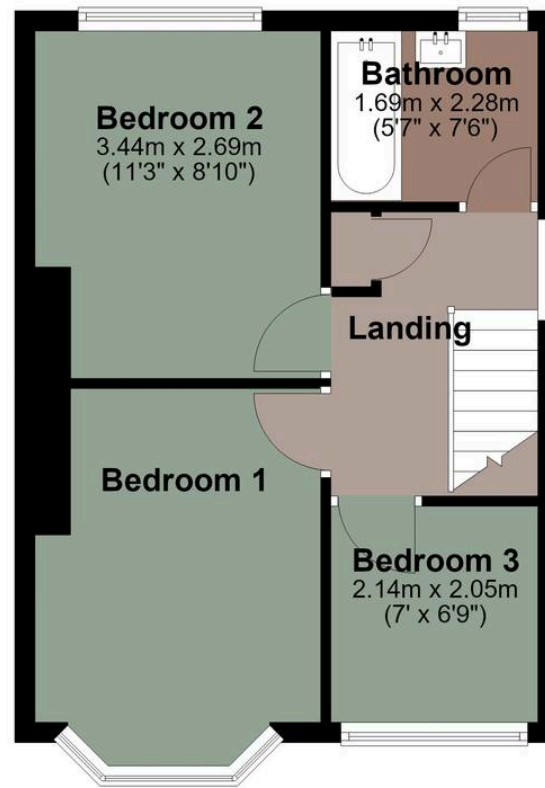




Ground Floor



First Floor



Total area: approx. 79.8 sq. metres (859.2 sq. feet)

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