



Ffordd Yr Afon, offers in the region of £190,000

- No ongoing chain
- Quiet cul-de-sac position off Barnes Avenue
- Utility side extension with additional garden access
- Garage and driveway providing off-road parking
- Convenient for Llangewydd Primary School and Bryntirion Comprehensive



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About the property

No Ongoing Chain. A three-bedroom semi-detached home on a corner plot in the sought-after Cefn Glas area, benefiting from a utility extension, rear garden, garage and driveway. Conveniently located close to local schools, amenities and Barnes Playing Fields.





Accommodation

Utility/Entrance Hall

20' 4" x 6' 7" (6.20m x 2.01m)
Hall

Lounge

15' 9" max x 10' 2" max (4.80m max x 3.10m max)
Dining Room

8' 6" x 7' 10" (2.59m x 2.39m)
Kitchen

9' 10" x 8' 2" (3.00m x 2.49m)
First Floor

Landing

Bedroom One

11' 10" x 7' 10" plus door recess (3.61m x 2.39m plus door recess)

Bedroom Two

10' 6" x 8' 6" (3.20m x 2.59m)
Bedroom Three

8' 2" x 8' 2" (2.49m x 2.49m)

Bathroom

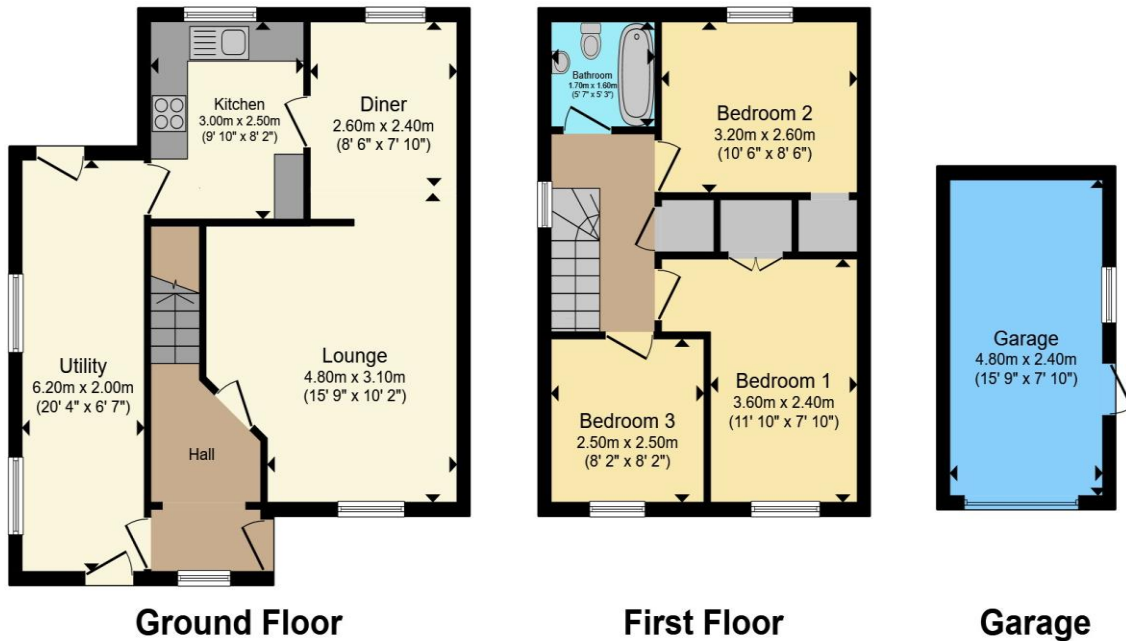
5' 7" x 5' 3" (1.70m x 1.60m)

Garage

15' 9" x 7' 10" (4.80m x 2.39m)
Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 100.0 m² (1,076 sq.ft.) approx

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.propertybox.io

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.