

the ANDERSON Group eXp

37 Golwg Y Garreg Wen,

Offers Over £190,000

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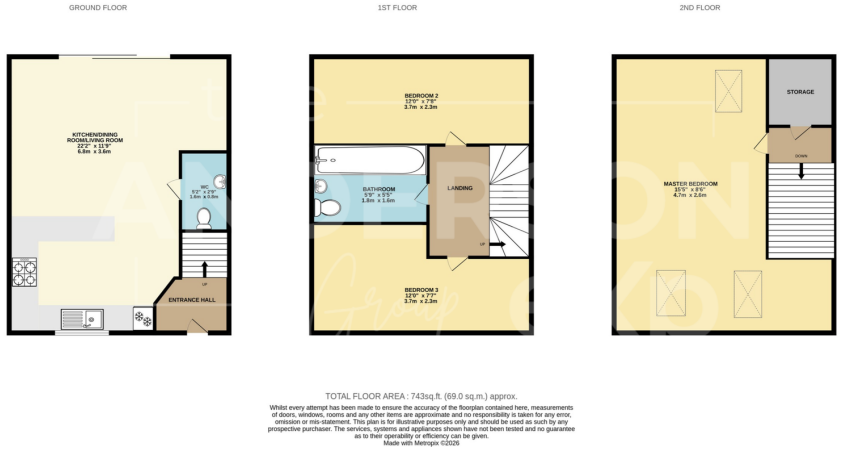
- Immaculately Presented Three-Bedroom Home
- No Onward Chain
- Modern Fitted Kitchen With Breakfast Bar
- Two Versatile First-Floor Bedrooms
- Fully Enclosed Low-Maintenance Rear Garden
- Move-In Ready Condition Throughout
- Spacious 22-Foot Open-Plan Living Area
- Principal Bedroom Occupying The Top Floor
- Convenient Ground-Floor WC
- Ideal First-Time Purchase, Family Home Or Investment











TOTAL FLOOR AREA : 743sq.ft. (69.0 sq.m.) approx.

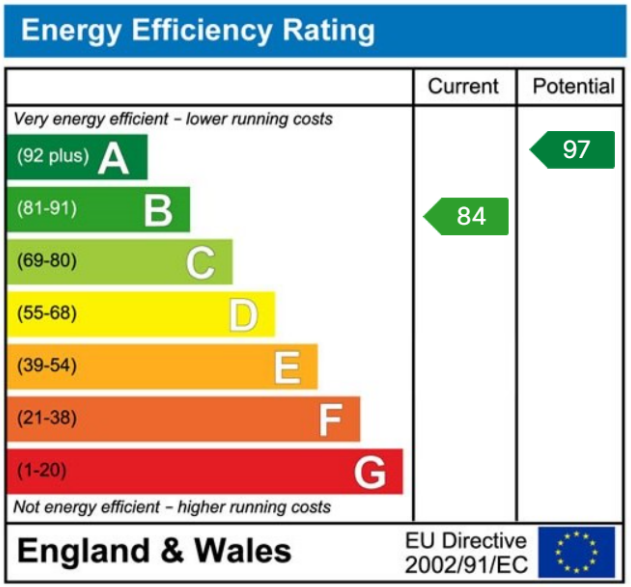
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Immaculately presented and ready to move straight into, this modern three-bedroom terraced home offers an excellent opportunity for first-time buyers, families or investors seeking a well-connected location.

Arranged over three floors, the thoughtfully designed accommodation includes a bright living space opening onto the rear garden, a contemporary kitchen and dining area, two first-floor bedrooms, a family bathroom and a principal bedroom occupying the top floor.

Outside, the enclosed rear garden provides a low-maintenance space to relax and entertain, while a driveway offers convenient off-road parking.

Situated within the popular Golwg Y Garreg Wen development, the property enjoys easy access to Swansea City Centre, Swansea Railway Station, Parc Tawe and Morfa Retail Park, with nearby green spaces and excellent transport links towards



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