



## 21 Cae Melyn, Llangyfelach, Swansea, West Glamorgan SA6 6FP

£239,950 For Sale

### Property Features

- Semi-Detached 3 Bed Dwelling
- Popular Location
- Enclosed Rear Garden
- Ideal Family Home
- 1 Mile to M4 Motorway

### Property Summary

A 3 bedroom semi detached dwelling situated in the popular area of Llangyfelach. The property comprises of a living room, kitchen, 3 bedrooms one comprising of en-suite, bathroom and downstairs toilet. Enclosed rear garden with integral garage.

Conveniently located for access to the M4, Morriston Hospital and shopping in Morriston centre.

Swansea City Centre is 5 Miles distant.



## Full Details

### Ground Floor

#### Entrance Hall

#### Downstairs W.C

1.7m x 1.6m (5' 7" x 5' 3")

Wash hand basin, W.C, radiator, window to front, tiled flooring.

#### Living Room

3.7m x 4.9m (12' 2" x 16' 1")

Laminate flooring, radiator, electric feature fireplace, under stairs cupboard, window to front.

#### Kitchen

3.1m x 4.7m (10' 2" x 15' 5")

Fitted wall and base units, stainless steel sink, radiator, integrated cooker and hob with extractor fan over, integrated dishwasher, window to rear, patio doors leading to rear garden.



### First Floor

#### Landing

Housing two storage cupboards.

#### Bathroom

1.7m x 2.1m (5' 7" x 6' 11")

Bath with shower head attached, W.C, wash hand basin, radiator, tiled flooring, window to rear.

#### Bedroom 1

2.6m x 3.1m (8' 6" x 10' 2")

Carpet, radiator, window to front.

#### Bedroom 2

2.6m x 2.6m (8' 6" x 8' 6")

Carpet, radiator, window to front.

#### En-Suite

Wash hand basin, W.C, shower, window to side.

#### Bedroom 3

2.1m x 2.5m (6' 11" x 8' 2")

Carpet, radiator, window to front.





### Externally

The property comprises of a rear garden mainly laid to lawn with a small patio area, along with integral garage to the side of the property.

### Services

Mains water, mains electricity and drainage are connected to the property. Gas fired central heating Combi boiler which is housed in the attic.

### Tenure

The property is registered Freehold.

### Council Tax Band

Council Tax Band D.

### Directions

From Junction 46 of the M4 take the first turning at the roundabout heading onto Clasemont Road/A48 take the first right onto Heol Pentre Felen follow the road for around half a mile and turn left onto Cae Melyn.

### Viewings

By appointment with the selling agents. Please contact Tracy Bevan at 01792 650 705 or [tracy@reesrichards.co.uk](mailto:tracy@reesrichards.co.uk)



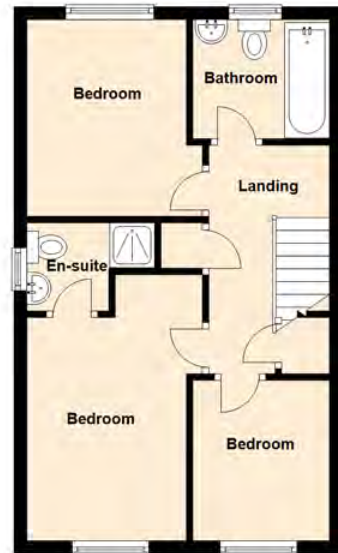
**Ground Floor**

Approx. 55.3 sq. metres (594.7 sq. feet)



**First Floor**

Approx. 38.4 sq. metres (413.7 sq. feet)



Total area: approx. 93.7 sq. metres (1008.4 sq. feet)

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	