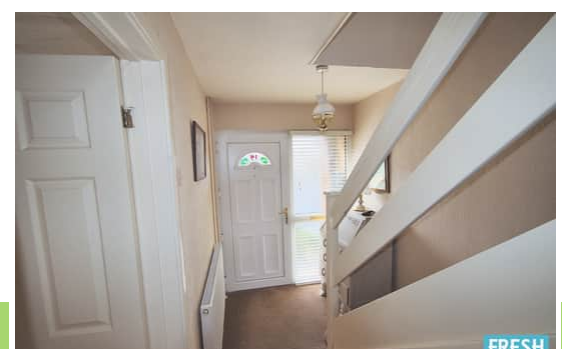




Lon Tyrhaul, Llansamlet, Swansea, SA7 9SF

Asking Price: £199,950

- Extended Three Bedroom Semi • Two Reception Rooms
- Detached Property
- Conservatory
- Ideal First Time Purchase Or Family Home
- Driveway Parking
- Popular And Sought After Residential Area
- No Forward Chain



Entrance Hallway

Entered via double glazed front door with matching glazed side panel to hallway, with staircase giving access to the first floor, built in storage cupboard space and doors to:-

Lounge

With textured ceiling and coving, dado rail and double glazed window to front aspect.

Kitchen

A fully fitted modern kitchen with a good selection of matching base and wall units, shaker style in high gloss cream with colour coordinated roll top work surface space and preparation area incorporating sink unit with hot and cold mixer taps over, built in fan assisted electric cooker, 4 ring ceramic hob and extractor canopy over, fully tiled walls, ceramic tile flooring, understairs storage cupboard space, plumbing for automatic washing machine, textured ceiling with coving, double glazed door to side aspect, double glazed window to rear aspect and further door to:-

Dining Room

With medium oak effect laminate flooring, textured ceiling with coving and opening to:-

Conservatory

Built upon brick plinth, ceramic tile flooring, inset spot lighting, glass pitch roof and double glazed French doors that open onto rear garden.

First Floor Landing

With double glazed window to side aspect, textured ceiling, attic hatch, built in airing cupboard space (housing boiler supplying domestic hot water and gas central heating) and doors to:-

Bedroom One

With laminate flooring and double glazed window to front aspect.

Bedroom Two

With fitted wardrobes, textured ceiling, fitted shelves and double glazed window to rear aspect.

Bedroom Three

With built in over stairs cupboard space, laminate flooring and double glazed window to front aspect.

Bathroom

A two piece suite comprising panel bath with shower attachment over, wash hand basin, heated towel rail, part tiled walls and double glazed frosted window to rear aspect,

Seperate W.C

With low level W.C and double glazed frosted window to rear aspect.

External

To the front of the property is driveway parking and a small low maintenance front garden. To the rear of the property there is a tiered garden with paved patio area, feature decked area with pergola, three garden sheds and fenced boundaries.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

