

REDUCED

£270,000 Freehold



# Golwg Y Garreg Wen, Swansea, West Glamorgan SA1

- Beautiful Three Bedroom Townhouse
- Bathroom & En suite
- Attractive Lawn Garden with Decked Terrace
- Off Road Parking
- Garage
- Gas Central Heating



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## PROPERTY DESCRIPTION

Bay is delighted to offer for sale, this beautifully presented, modern three-bedroom townhouse, conveniently located in the popular Golwg Y Garreg Wen development and well located for Swansea city centre and excellent commuter links.

This well-appointed property offers flexible family accommodation across three floors with contemporary finishes throughout and the benefit of off-road parking, garage and a private garden.

The accommodation is set over three floors and briefly comprises a ground floor with entrance hallway, sitting room which can be used as a play room or a study for home working, downstairs WC, stylish modern kitchen/breakfast room with ample worktop and cupboard space, and room for a dining table. From the kitchen/diner you are able to access the private rear garden with decked terrace and lawn area - ideal for outdoor entertaining or family use. To the first floor there is a double-sided bedroom with en suite shower room, and a living room, bright and airy with a Juliet balcony, front and side windows - perfect for relaxing and entertaining. Master bedroom, generous in size, with en-suite shower room and built-in wardrobe/storage. To the second floor, there are two further double bedrooms, a family bathroom with contemporary suite and a landing area with useful storage cupboard. Off-road parking space(s) to front and garage.

Situated within the Golwg Y Garreg Wen development, this property benefits from excellent access to Swansea city centre, the M4 (via Junction 45), and nearby retail opportunities such as Morfa Retail Park and Parc Tawe. The area is well served by public transport and offers convenient links to the Bay Campus, local hospitals and leisure facilities. Please refer to Ofcom checker for mobile signal and coverage. Freehold. Council Tax: Band D.





## ROOM DESCRIPTIONS

### Hallway

Entrance door with glazed panels. Hardwood effect laminate flooring. Ceiling light fitting. Radiator. Carpeted staircase to first floor. Doors leading to:

### Kitchen / Breakfast Room

3.903m x 3.948m (12' 10" x 12' 11") [Measurements taken to furthest point of room to include storage cupboard]

Hardwood effect laminate flooring. Two ceiling light fittings. White uPVC surround double glazed windows to side and front with sliding door to enclosed rear garden with raised decked area. A range of wall and base units, incorporating a laminate work surface with inset stainless steel sink and drainer unit, integrated electric oven and gas hob with overhead extractor, integrated fridge/freezer. Wall mounted boiler in cabinet. Plumbed for washing machine and dishwasher. Partial splash-back wall tiling. Radiator. Space for dining table. Storage cupboard understairs.

### Sitting Room

2.809m x 2.880m (9' 3" x 9' 5") [Measurements taken to furthest point of room]

A versatile sitting room which could be used as a study for home working or a play room. Fitted carpet. Radiator. Ceiling light fitting. White uPVC surround double glazed windows to side and front.

### Downstairs WC

1.294m x 0.994m (4' 3" x 3' 3") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. Ceiling light fitting. White uPVC surround double glazed window with privacy glass. Radiator. Low level WC. Wall mounted wash hand basin with partial splash-back wall tiling behind. Wall mounted electricity consumer unit.

### First Floor Landing

Fitted carpet. Ceiling light fitting. Carpeted staircase to second floor with under stairs storage space. White uPVC surround double glazed window above staircase. Doors leading to:

### Living Room

2.801m x 3.967m (9' 2" x 13' 0") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. Radiator. White uPVC surround double glazed windows to front and side with double doors to Juliet balcony.

### Bedroom

3.968m x 2.860m (13' 0" x 9' 5") [Measurements taken to furthest point of room to include en suite]

Fitted carpet. Ceiling light fitting. Radiator. White uPVC surround double glazed window to side. Door to en suite shower room.

### En suite

1.996m x 1.348m (6' 7" x 4' 5") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. Ceiling light fitting. Radiator. Shower

enclosure with bi-folding door. Pedestal corner wash hand basin. Low level WC. Radiator. Partial splash back tiling behind basin, fully tiled within shower enclosure.

### Second Floor Landing

Fitted carpet. Storage cupboard over staircase. Ceiling light fitting. Doors leading to:

### Main Bedroom

3.103m x 3.964m (10' 2" x 13' 0") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. Radiator. Two white uPVC surround double glazed windows to side and one to front.

### Bedroom

2.945m x 3.960m (9' 8" x 13' 0") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. Radiator. White uPVC surround double glazed windows to front and side.

### Bathroom

1.891m x 1.684m (6' 2" x 5' 6") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. ceiling light fitting. White three piece bathroom suite comprising, panelled bath with electric shower over, and glass shower screen. Pedestal wash hand basin with mixer tap. Low level WC with partial splash back wall tiling behind. Fully tiled walls behind bath. Radiator.

### External

Off-road parking space to front and garage. Enclosed rear garden with area laid to lawn with surrounding paved pathway, and decked terrace.

### Tenure & Utilities

Tenure: Freehold

Council Tax: Band D

### Disclaimer

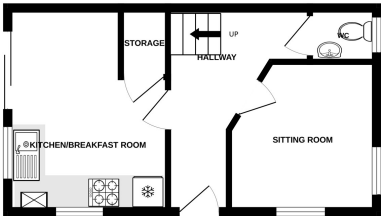
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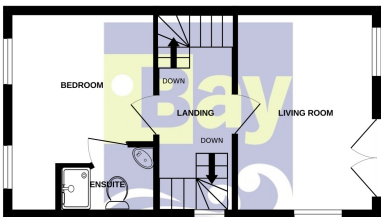
FLOORPLAN & EPC



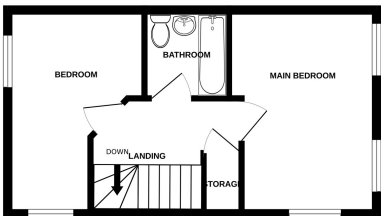
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 errors, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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