



**21 Heol Elfed, Llansamlet, Swansea, SA7  
9XX**

**Asking Price: £160,000**

- Three Piece Upstairs Bathroom
- Semi Detached Home In Cul De Sac
- Front & Rear Gardens
- Lounge & Fitted Kitchen/Diner
- Conservatory
- Three Bedrooms



**Entrance Porch**

Side aspect glazed window, part opaque glazed front door, part opaque glazed door to:-

**Lounge**

4.35m x 4.14m (14' 3" x 13' 7") Front aspect glazed windows, television point, stairs to first floor landing, radiator

**Kitchen/Dining Room**

4.14m x 2.80m (13' 7" x 9' 2") Rear aspect glazed window, range of eye and base level cupboards and drawers, roll top work surfaces, inset one and a half bowl single drainer sink unit with mixer taps, space for cooker, space and plumbing for washing machine, space for tumble dryer, space for upright fridge freezer, radiator, rear aspect glazed double doors to:-

**Conservatory**

3.00m x 2.14m (9' 10" x 7' 0") Side aspect opaque glazed windows, rear aspect glazed windows, side aspect glazed sliding doors to garden, radiator

**First Floor Landing**

Access to loft space, doors to:-

**Bedroom One**

4.14m x 2.56m (13' 7" x 8' 5") Front aspect glazed window, storage cupboard, radiator

**Bedroom Two**

2.90m x 2.27m (9' 6" x 7' 5") Rear aspect glazed window, radiator

**Bedroom Three**

2.26m x 1.63m (7' 5" x 5' 4") Side aspect opaque glazed window, radiator

**Bathroom**

Rear aspect opaque glazed window, three piece suite comprising of bath with mixer taps and shower over, vanity wash hand basin with mixer taps and storage under, W.C, heated towel rail, extractor fan

**Outside**

Externally the property benefits from off road parking. To the front is side access to a low maintenance rear garden

**Tenure**

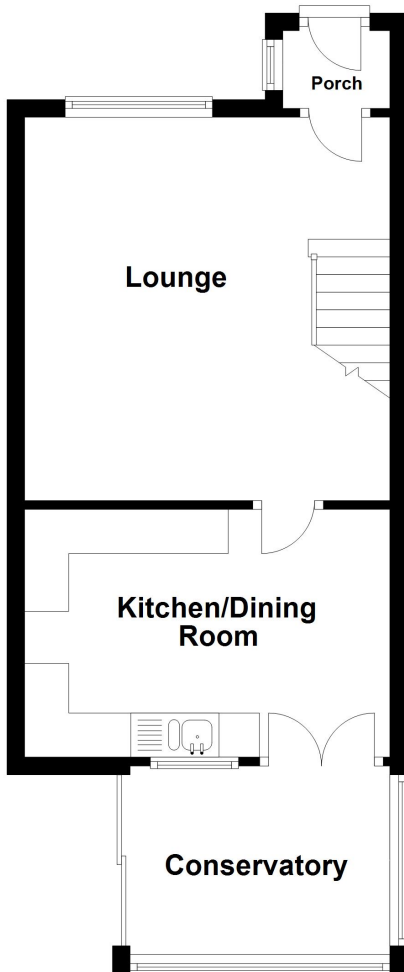
We believe the property to be freehold

**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



**Ground Floor**



**First Floor**

