



**80 Trallwn Road, Llansamlet, Swansea, SA7 9XA**

**Asking Price: £194,950**

- Three Bedroom Extended End
- Two Reception Rooms Of Terrace Property
- Immaculately Presented Throughout
- Fantastic Family Home
- No Forward Chain
- Driveway Parking



**Entrance Hallway**

Entered via double glazed front door, ceramic tile flooring, staircase giving access to the first floor and doors to:-

**Lounge**

3.654m x 3.261m (12' 0" x 10' 8")

With feature ornate wooden fireplace, laminate flooring and double glazed window to front aspect.

**Sitting Room/Dining Room**

With laminate flooring, double glazed window to the rear and doors to:-

**Cloakroom**

A two piece suite comprising low level W.C and wash hand basin.

**Kitchen**

4.755m x 2.109m (15' 7" x 6' 11")

A well appointed and extremely well presented modern fitted kitchen with a wide range of matching base and wall units in high gloss light grey with chrome handles, wood effect worksurface space and preparation area incorporating one and a half bowl stainless steel sink unit with hot and cold mixer taps over, built in fan assisted electric oven, 5 ring gas hob and extractor canopy over, patterned wall tiles, ceramic tile flooring, wall mounted boiler (supplying domestic hot water and gas central heating) integral fridge freezer, plumbing for automatic washing machine, double glazed windows to side and rear aspect and double glazed door giving access to side and rear.

**First Floor Landing**

With doors to:-

**Bedroom One**

3.688m x 2.987m (12' 1" x 9' 10")

With double glazed window to front aspect.

**Bedroom Two**

2.979m x 2.943m (9' 9" x 9' 8")

With fitted mirrored wardrobes and double glazed window to front aspect.

**Bedroom Three**

4.106m x 2.437m (13' 6" x 8' 0")

With double glazed windows to side and rear aspect.

**Family Bathroom**

2.479m x 1.704m (8' 2" x 5' 7")

A three piece suite comprising panel bath with mains shower over and glazed side screen, vanity wash hand basin with chrome hot and cold mixer taps over and storage cupboards and drawer space under, low level W.C, fully tiled walls, heated chrome towel rail, ceramic tile flooring and double glazed frosted window to the rear.

**External**

To the front of the property is driveway parking suitable to park numerous vehicles, gate to the side then gives access to a larger than average enclosed rear garden with astro turf, feature decked area, flower borders 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.



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