



# Weig Gardens, Gendros, Swansea, West Glamorgan SA5 8DR

- Three Bedroom Semi-Detached House
- Gas Central Heating
- Attractive private rear garden
- Open-plan living room & dining area



## PROPERTY DESCRIPTION

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Bay is delighted to offer for sale this semi-detached property, situated in Gendros, Swansea. The accommodation briefly comprises an entrance hallway, open-plan living room/dining room, and separate kitchen. On the first floor, there is a modern bathroom and three bedrooms. Externally the property offers off road parking to the front and an attractive, enclosed rear garden with lawn and mature shrubbery. Brick-built shed adjoining side of property with WC and storage area. Set in a convenient location for Swansea City Centre, Fforestfach Retail Parc, local schools, and amenities. Street parking to front. Freehold. Council Tax: Band B. EPC Rating: D. Viewing is highly recommended! Virtual tour available!



## ROOM DESCRIPTIONS

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### Hallway

Entrance door. Tiled flooring. Recessed ceiling spotlights. Radiator. Carpeted staircase to first floor. Doors leading to:

### Living Room

3.139m x 4.124m (10' 4" x 13' 6") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to front. Vertical radiator. Feature wall. Opening to:

### Dining Room

2.962m x 3.158m (9' 9" x 10' 4") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to rear. Radiator.

### Kitchen

2.962m x 2.909m (9' 9" x 9' 7") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. Ceiling light fitting. A range of wall and base units in gloss grey, incorporating complimentary work surface, sink and drainer unit with mixer tap, electric oven and hob, integrated dishwasher. Plumbed for washing machine. White uPVC surround double glazed window, overlooking rear garden. Door to storage cupboard. Door to adjoining shed, leading to garden.

### First Floor Landing

Ceiling spotlight. Fitted carpet. White uPVC surround double glazed window. Attic access. Door to airing cupboard (shared with Bedroom 1)

### Bedroom 1

3.062m x 4.050m (10' 1" x 13' 3") [Measurements taken to furthest point of room to include cupboard space]

Hardwood effect laminate flooring. Ceiling light fitting. Radiator. White uPVC surround double glazed window, overlooking rear garden. Door to airing cupboard (shared with landing), housing boiler.

### Bedroom 2

4.073m x 3.328m (13' 4" x 10' 11") [Measurements taken to furthest point of room to include cupboard space]

Fitted carpet. Ceiling light fitting. Radiator. White uPVC surround double glazed window, overlooking front garden. Door to storage cupboard.

### Bedroom 3

2.31m x 2.89m (7' 7" x 9' 6") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. Radiator. White uPVC surround double glazed window, overlooking front garden.

### Bathroom

1.607m x 1.985m (5' 3" x 6' 6") [Measurements taken to furthest point of room]

Tiled flooring. Recessed ceiling spotlights. Radiator. White uPVC surround double glazed window with privacy glass.. Three piece suite comprising bath,, low level WC and sink in unit. Wall tiling behind bath and WC.

### External

Gated entrance leading to steps down to main entrance of property. Sloping lawn garden to front. Enclosed patio and lawn garden to rear with side gate.

### Tenure & Utilities

Tenure:: Freehold  
Council Tax: Band B  
EPC Rating: D

### Disclaimer

All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Prospective purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

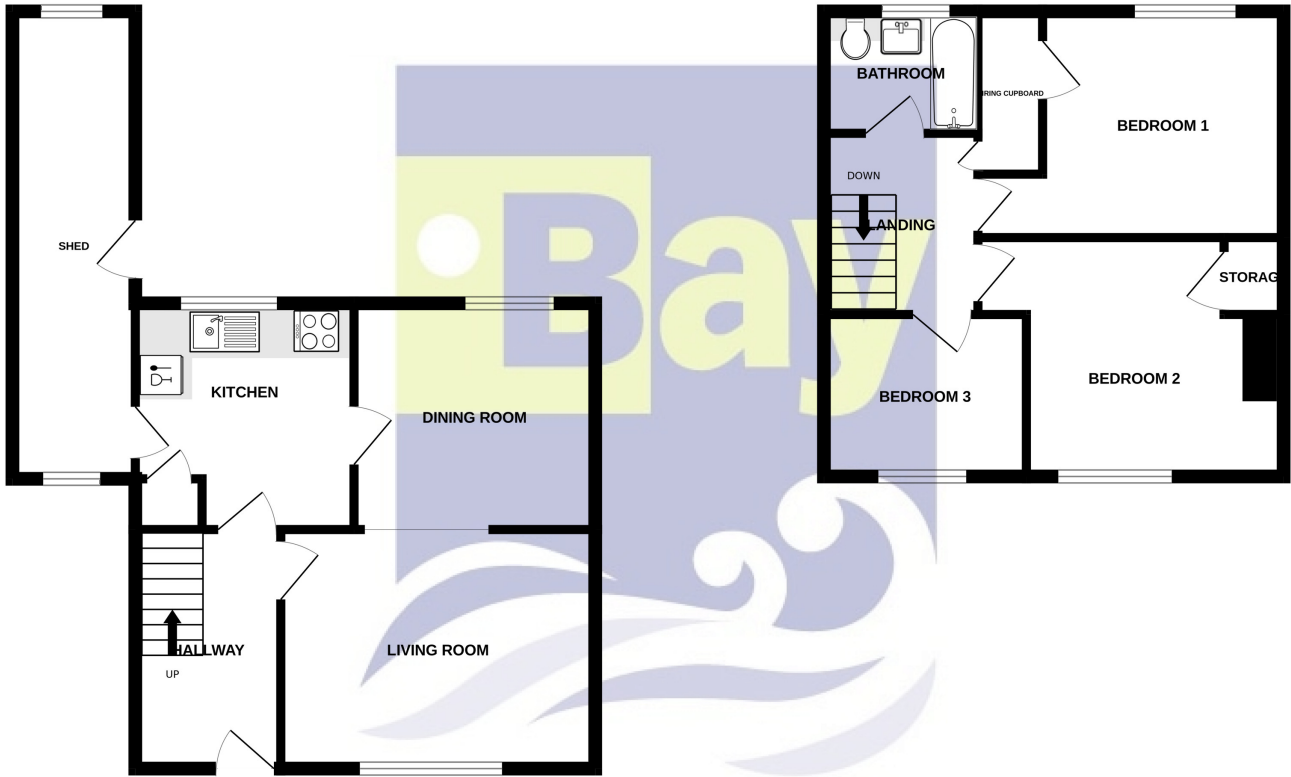


# FLOORPLAN & EPC



GROUND FLOOR

1ST 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 error, 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		72
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## Bay Estates & Lettings Agents

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