



**3 Lon Tyrhaul, Llansamlet, Swansea, SA7 9SF**

**Asking Price: £199,950**

- Extended Semi Detached Property
- Three Reception Rooms
- Cloakroom
- First Floor Bathroom
- No Forward Chain
- Popular And Sought After Residential Area
- Three Bedrooms
- Driveway Parking
- Fantastic Family Home Or First Time Purchase



**Entrance Hallway**

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

**Sitting Room**

A good size room suitable for many other uses such as play room, office/study or for the larger family an additional bedroom, with Laminate flooring, coving, double glazed window to front aspect and door to:-

**Cloakroom**

A two piece suite comprising low level W.C, wash hand basin, attic hatch, part tiled walls, extractor fan and double glazed frosted window to side aspect.

**Lounge**

With textured ceiling and coving, double glazed window to front aspect and opening to:-

**Dining Room**

With textured ceiling and coving, double glazed sliding patio doors to rear garden and further door to:-

**Kitchen**

A full fitted and extremely well presented modern kitchen with a wide range of matching base and wall units and draw space in grey with chrome handles, wood work surface space and preparation area incorporating ceramic sink unit with hot and cold mixer taps over, small breakfast bar area, built in fan assisted electric cooker, 4 ring induction hob and stainless steel extractor canopy over, part tiled walls, laminate flooring. wall mounted Logic boiler (supplying domestic hot water and gas central heating), plumbing for automatic washing machine, double glazed window looking onto rear aspect and double glazed door giving access to side and rear garden

**First Floor Landing**

With double glazed window to side aspect, built in airing cupboard space, attic hatch, textured ceiling with coving and doors to:-

**Bedroom One**

With medium oak effect laminate flooring, papered ceiling with coving, fitted half mirror wardrobes and double glazed window to front aspect.

**Bedroom Two**

With medium oak effect laminate flooring, fitted shelves to recess, coving, fitted half mirror wardrobes and double glazed window looking onto rear garden.

**Bedroom Three**

With medium oak effect laminate flooring, fitted over stairs wardrobe space and double glazed window to front aspect.

**Bathroom**

A three piece suite in white comprising panel bath with with chrome twin head mains shower over, vanity wash hand basin with cupboard and draw space under, low level W.C, heated chrome towel rail, ceramic tile flooring, part Respatex walls and two double glazed frosted windows to rear aspect.

**External**

To the front of the property is driveway parking. To the rear of the property is a level and enclosed garden laid mainly to lawn with feature decked area, paved patio area, garden shed, fenced boundaries and the added advantage of a purpose built studio suitable for many uses such as gym, work from home office or storage.

**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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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+)                                       | 64      | 80        |
| A   |         |           |
| (81-91)                                     |         |           |
| B   |         |           |
| (69-80)                                     |         |           |
| C   |         |           |
| (55-68)                                     |         |           |
| D   |         |           |
| (39-54)                                     |         |           |
| E   |         |           |
| (21-38)                                     |         |           |
| F   |         |           |
| (1-20)                                      |         |           |
| G   |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

