



**69 Llwyn Teg**

**Fforestfach, Swansea, SA5 4NF**

**Offers Over £260,000**



4



2



1



C



## 69 Llwyn Teg

Fforestfach, Swansea, SA5 4NF

FOUR BEDROOM DETACHED HOME at the head of a QUIET RESIDENTIAL CUL DE SAC with GARAGE (possibility to convert to extra living space) and PARKING for several vehicles. Internally the property features OPEN PLAN LIVING/DINING ROOMS, kitchen, utility room & ground floor cloakroom. The first floor comprises four bedrooms, a family bathroom and an ensuite to the main bedroom.

The property is in MOVE-IN condition, with fresh decor and NO CHAIN! Featuring pvcu double glazing and gas central heating throughout. With a practical layout and a family friendly neighbourhood, the home is suitable for a wide variety of buyers. The rear garden is enclosed with a neat level lawn and features patio doors from the dining room, which makes the area ideal for children & pets to explore & play and also for dining & entertaining outside. Families & dog lovers will appreciate the wider location, close to Cadle Heath Nature Reserve, with relaxing walks originating from close to the property. The property also offers excellent access to the M4, with superb transport links to Swansea & surrounding areas and is just a short distance from the wide range of retail and everyday amenities at Fforestfach Retail Park. Call to view now!

### Hallway

4'5" x 2'11" (1.37 x 0.91)

### Living Room

16'8" x 13'5" (5.10 x 4.11)

### Dining Room

9'4" x 7'8" (2.85 x 2.35)





**Kitchen**

9'4" x 9'1" (2.85 x 2.77)

**Utility Room**

5'1" x 4'11" (1.55 x 1.51)

**WC**

4'11" x 3'10" (1.52 x 1.18)

**Landing**

9'6" x 5'8" (2.90 x 1.75)

**Bedroom One**

13'6" x 10'11" widest (4.14 x 3.35 widest)

**En-Suite Bathroom**

5'6" x 3'2" (1.70 x 0.97)

**Bedroom Two**

14'2" x 8'7" (4.32 x 2.63)

**Bedroom Three**

12'2" x 8'9" widest (3.71 x 2.67 widest)

**Bathroom**

6'4" x 6'0" (1.95 x 1.84)

**Bedroom Four**

9'4" x 6'8" (2.87 x 2.05)

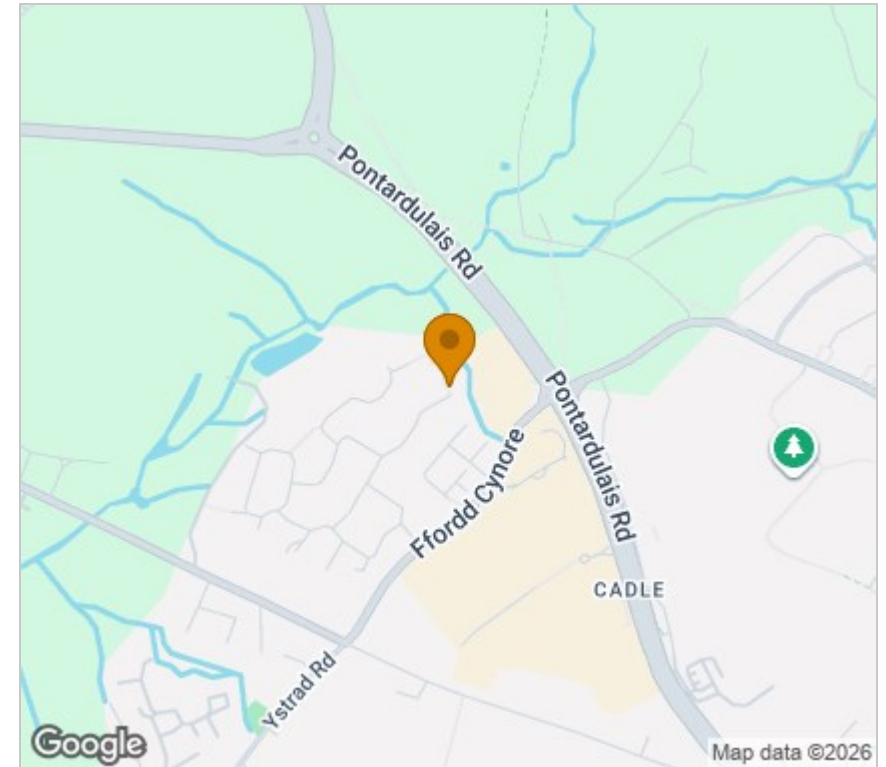
**External**



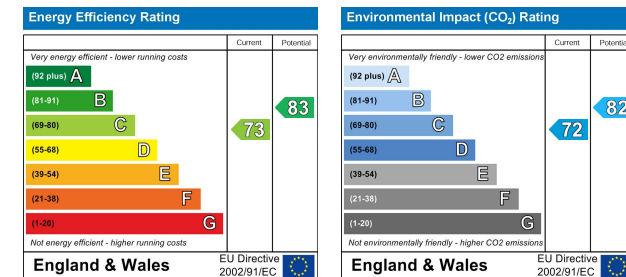
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN  
 T: 01792 465822 E: info@smithslettings.com W: www.smithshomes.com

SMITHS