



## **19 Ffordd Talfan, Swansea, SA4 4HN** **Offers In Excess Of £260,000**

DETACHED FOUR/FIVE BEDROOM HOME with VERSATILE LAYOUT - Perfect for a MULTI-GENERATIONAL FAMILY or those requiring extra space, a studio, playroom, office, etc.

SPACIOUS HOME featuring OPEN PLAN LOUNGE/DINING ROOMS, CONSERVATORY, KITCHEN, WC and third living space (or FIFTH BEDROOM) with SHOWER FACILITY on the ground floor. This would be a GREAT AREA for a TEENAGER or likewise an elderly relative.

The first floor also has plenty of space with FOUR BEDROOMS and a FAMILY BATHROOM. Comprising full PVCu double glazing, gas central heating and a neat terraced garden to the rear. In addition, the property features a DOUBLE GARAGE and GENEROUS DRIVEWAY to the front of the property.

NO CHAIN - Call to view now!

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### Hallway

10'7" x 6'4" (3.25 x 1.95)



Entrance hallway featuring fitted carpet, radiator & PVCu glazed external door.

### WC

5'10" x 2'11" (1.80 x 0.89)



Fully tiled ground floor cloakroom with PVCu window, sink & WC.

### Kitchen

13'5" x 12'5" (4.10 x 3.81)



Well proportioned kitchen featuring decorative beams, tiled flooring, pantry cupboard, PVCu windows & external door. Complimented by a generous range of wall & base units, with worktops, stainless steel sink and space for appliances.

### Living Room

13'4" x 10'9" (4.08 x 3.28)



Living room comprising fitted carpet, radiator, PVCu windows to the front aspect & gas fireplace - Open to the dining room.

### Dining Room

10'9" x 9'3" (3.30 x 2.84)



Open to the living room - Comprising fitted carpet & radiator, suitable as a dining space with door to the kitchen & PVCu double doors to the conservatory.

### Conservatory

11'5" x 10'2" (3.50 x 3.12)



Full PVCu double glazed conservatory with double doors to the rear garden and tiled flooring.

### Bedroom Five/3rd Living Area

15'11" x 7'9" (4.87 x 2.37)



Versatile space with the benefit of shower/washing facilities. This area would be highly suitable as a bedroom for a teenager or elderly relative, likewise would make an excellent studio/office or gym room. The choice is yours!

### Landing

12'11" x 7'11" (3.94 x 2.43)



Bright & open landing space featuring a large PVCu window, fitted carpet & built in storage cupboards.

### Bedroom Two

10'11" x 8'1" (3.34 x 2.48)



Double bedroom with laminate flooring, radiator and PVCu windows to the rear aspect.

### Bathroom

7'4" x 6'9" (2.24 x 2.08)



Comprising PVCu windows, radiator, shower over bath, sink & WC.

### Bedroom Three

11'11" x 10'9" (3.65 x 3.28)



Main bedroom featuring laminate flooring, radiator and PVCu windows to the front aspect.

### Bedroom One

9'8" x 7'11" (2.96 x 2.42)



One of four bedrooms located on the first floor, with laminate flooring, radiator and PVCu windows to the rear aspect.

### Bedroom Four

12'10" x 6'10" (3.92 x 2.10)



Fourth bedroom with laminate flooring, phone point, radiator and PVCu windows to the front aspect.

### External



The property is located in a quiet no through road with a large driveway and double garage to the front and rear terraced garden with leafy semi-rural backdrop.

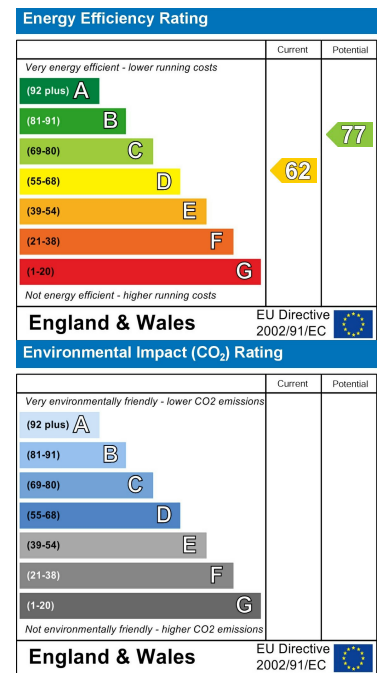
# Floor Plan



# Area Map



# Energy Efficiency Graph



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.

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