



# Denver Road, Fforestfach Swansea

**offers over £160,000**

- No Onward Chain
- Popular Location
- Off-Road Parking For 2 Cars
- Enclosed Rear Garden
- EPC Rating: D



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## About the property

Situated in the popular area of Fforestfach, this well-proportioned three-bedroom semi-detached home offers fantastic space both inside and out, making it an ideal purchase for first-time buyers, young families, or investors alike.

The property features a spacious lounge, a generously sized kitchen, three well-proportioned bedrooms, and a family bathroom. Externally, there is off-road parking to the front and an enclosed rear garden, perfect for relaxing, entertaining, or family enjoyment.

Conveniently located close to local amenities, schools, and excellent transport links, this home combines comfort, practicality, and potential in a sought-after location.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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## Accommodation

### Porch

### Lounge

16' x 12' 9" ( 4.88m x 3.89m )

### Kitchen

16' x 8' 10" ( 4.88m x 2.69m )

### Bedroom 1

10' 11" x 10' 2" ( 3.33m x 3.10m )

### Bedroom 2

10' 7" x 10' 3" ( 3.23m x 3.12m )

### Bedroom 3

5' 7" x 5' 6" ( 1.70m x 1.68m )

### Bathroom

6' 1" x 5' 5" ( 1.85m x 1.65m )

### Agent Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

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