



## Llys-Uchaf, offers in excess of £80,000

- Close to M4 Corridor
- Close to Local Schools And Amenities
- Close to Local Amenities
- No Ongoing Chain
- Allocated Car Parking
- EPC Rating: D



2 1 1



## About the property

This stunning property briefly comprises of; Entrance Hall, kitchen/diner; Spacious living area and two good sized bedrooms and a family bathroom. The property then further benefits from a rear enclosed garden.

Situated in the popular area of Birchgrove, close to the DVLA, Morriston Hospital, and offering easy access to Swansea City Centre and the M4 corridor, this flat is perfectly placed.

Modern throughout and ready to move in

" No Ongoing Chain "



## Accommodation

### Hall

8' 2" x 10' ( 2.49m x 3.05m )

### Lounge

19' 8" x 10' 4" ( 5.99m x 3.15m )

### Kitchen

8' 8" x 9' 3" ( 2.64m x 2.82m )

### Bedroom One

18' 8" x 8' 9" ( 5.69m x 2.67m )

### Bedroom Two

10' 6" x 9' 3" ( 3.20m x 2.82m )

### Bathroom

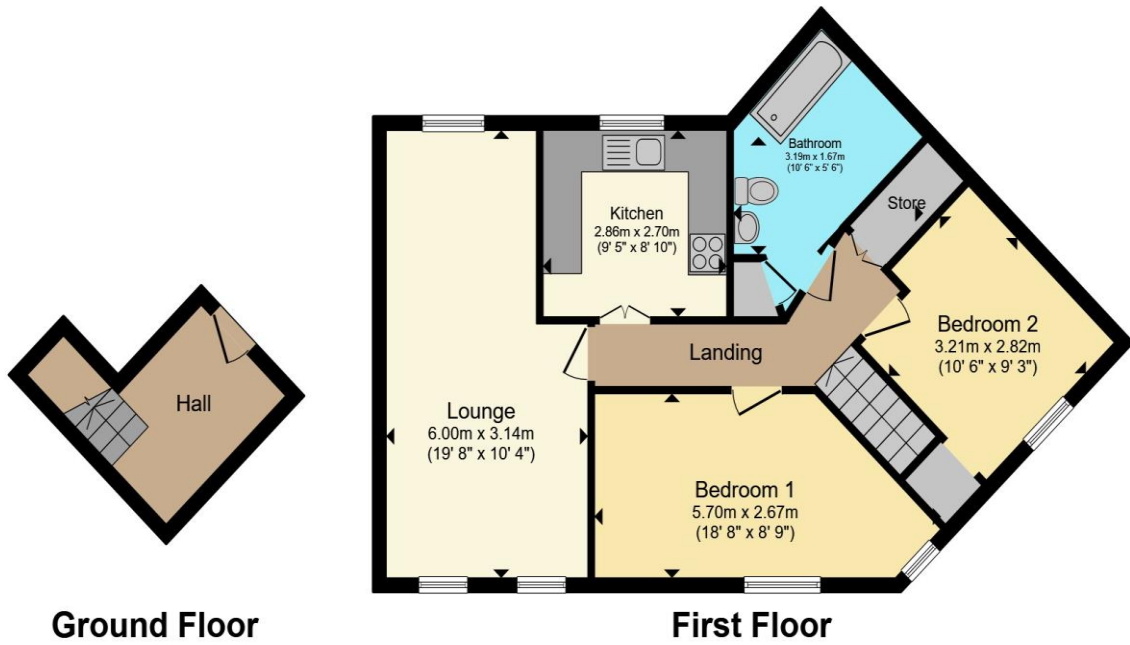
10' 4" x 5' 4" ( 3.15m x 1.63m )

### Landing

01792 798201

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## Floorplan



Total floor area 70.9 m<sup>2</sup> (763 sq.ft.) approx

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