



Tyle-Teg, offers in excess of £120,000

- Two bedrooms
- Close to Local Amenities
- Close to local schools
- Close to M4 Corridor
- Semi Detached Home
- EPC Rating: D



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About the property

This well presented two bedroom family home in Clydach which is ideally situated offering great transport links to both Swansea City Centre and the M4 motorway. Conveniently located to local shops, schools and amenities.

This spacious accommodation briefly comprises; lounge, dining room, kitchen, utility room. To the first floor there are two double bedrooms and a family bathroom. To the outside there is a low maintenance front and rear garden. This property is ideally situated for both first time buyers and homemovers alike.

Viewing is highly recommended to appreciate. Please call Peter Alan Morrison to arrange a viewing on 01792 798201 or book 24/7 on our website.

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



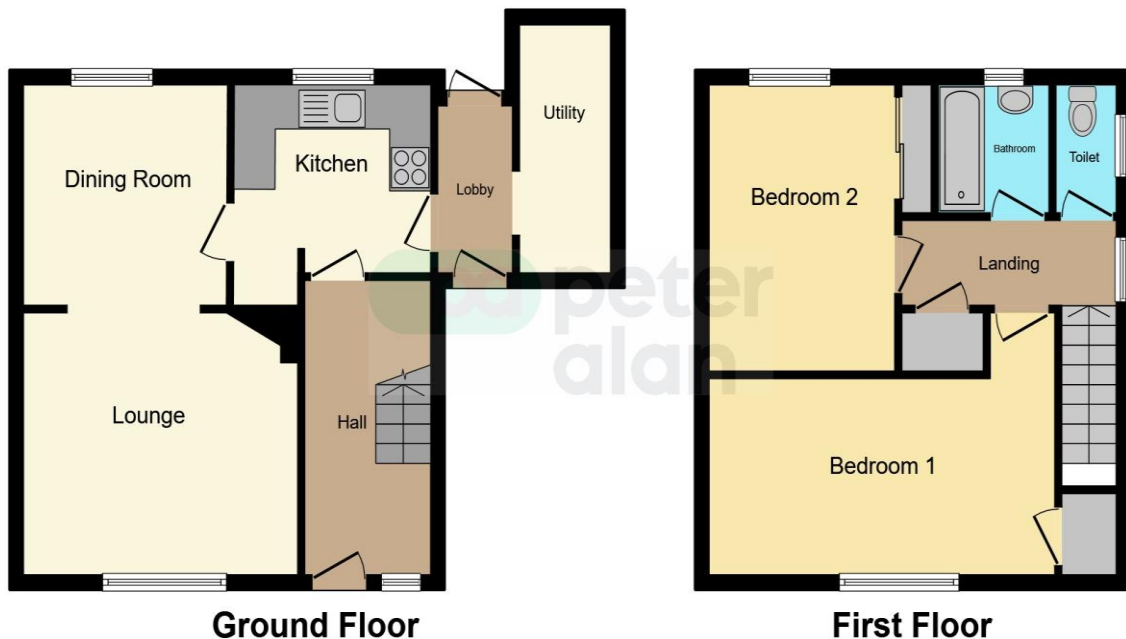
Accommodation

Hall	10' 6" x 8' 8" (3.20m x 2.64m)
Lounge	Bathroom
13' 1" x 6' (3.99m x 1.83m)	5' 7" x 5' 5" (1.70m x 1.65m)
Dining Room	Toilet Room
12' 9" x 13' 4" (3.89m x 4.06m)	5' 7" x 2' 8" (1.70m x 0.81m)
Kitchen	
8' 1" x 9' 7" (2.46m x 2.92m)	
Lobby	
8' 5" x 8' (2.57m x 2.44m)	
Utility Room	
7' 4" x 3' 5" (2.24m x 1.04m)	
Landing	
11' x 4' 3" (3.35m x 1.30m)	
Bedroom One	
11' 8" x 10' 2" (3.56m x 3.10m)	
Bedroom Two	
9' x 16' 5" (2.74m x 5.00m)	

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Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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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