



21 Cae Melyn, Llangyfelach, Swansea, West Glamorgan SA6 6FP

£239,950 For Sale

Property Features

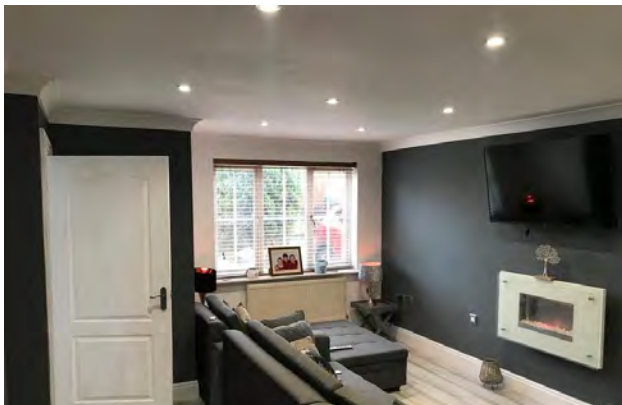
- Semi-Detached 3 Bed Dwelling
- Popular Location
- Enclosed Rear Garden
- Ideal Family Home
- 1 Mile to M4 Motorway

Property Summary

A 3 bedroom semi detached dwelling situated in the popular area of Llangyfelach. The property comprises of a living room, kitchen, 3 bedrooms one comprising of en-suite, bathroom and downstairs toilet. Enclosed rear garden with integral garage.

Conveniently located for access to the M4, Morriston Hospital and shopping in Morriston centre.

Swansea City Centre is 5 miles distant.



Full Details

Entrance Hall

Downstairs W.C

1.7m x 1.6m (5' 7" x 5' 3")

Wash hand basin, W.C, radiator, window to front, tiled flooring.

Living Room

3.7m x 4.9m (12' 2" x 16' 1")

Laminate flooring, radiator, electric feature fireplace, under stairs cupboard, window to front.

Kitchen

3.1m x 4.7m (10' 2" x 15' 5")

Fitted wall and base units, stainless steel sink, radiator, integrated cooker and hob with extractor fan over, integrated dishwasher, window to rear, patio doors leading to rear garden.

First Floor

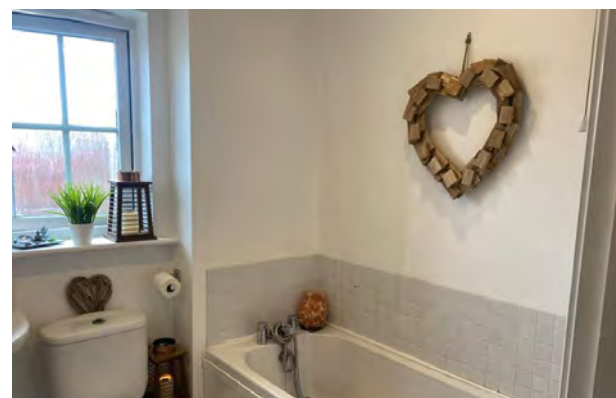
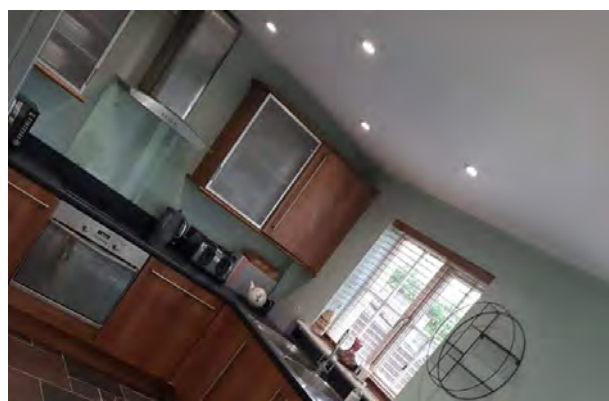
Landing

Housing two storage cupboards.

Bathroom

1.7m x 2.1m (5' 7" x 6' 11")

Bath with shower head attached, W.C, wash hand basin, radiator, tiled flooring, window to rear.





Bedroom 1

2.6m x 3.1m (8' 6" x 10' 2")
Carpet, Radiator, Window to front.

Bedroom 2

2.6m x 2.6m (8' 6" x 8' 6")
Carpet, Radiator, Window to front.



En-Suite

Wash hand basin, W.C. Shower, Window to side.

Bedroom 3

2.1m x 2.5m (6' 11" x 8' 2")
Carpet, Radiator, Window to front.





Externally

The property comprises of a rear garden mainly laid to lawn with a small patio area, along with integral garage to the side of the property.

Services

Mains water, mains electricity and drainage are connected to the property. Gas fired central heating Combi boiler which is housed in the attic.

Tenure

The property is registered Freehold.

Viewing

By appointment with the selling agents. Please contact Elisha Regan at 01792 650 705 or elisha@reesrichards.co.uk

Council Tax Band

Council Tax Band D.

Directions

From Junction 46 of the M4 take the first turning at the roundabout heading onto Clasmont Road/A48 take the first right onto Heol Pentre Felen follow the road for around half a mile and turn left onto Cae Melyn.

Ground Floor

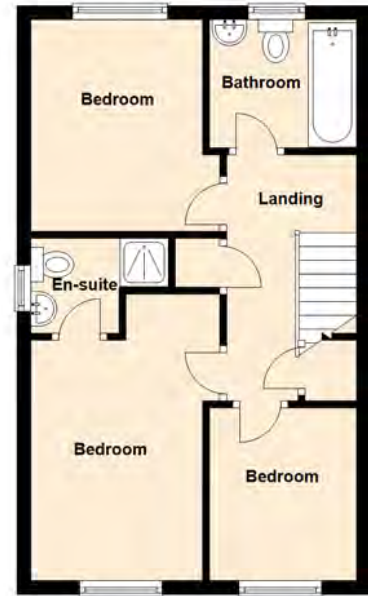
Approx. 55.3 sq. metres (594.7 sq. feet)



Total area: approx. 93.7 sq. metres (1008.4 sq. feet)

First Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	