



29 Pant yr Helyg, Fforestfach, Swansea, SA5 4BH

Offers In The Region Of £119,500

- Attractive mid terrace house
- Popular residential area
- Open plan Kitchen/Living Room with French door to rear
- Front and rear gardens
- EPC 'C'
- Quiet cul de sac location
- Well presented accommodation
- Large bedroom and spacious Shower Room
- Parking area.

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An attractive mid terrace house set in quiet cul de sac in popular residential area conveniently located for local amenities and the road network. The accommodation is well maintained and provides a light and airy main living room with fitted kitchen. Large bedroom with recessed wardrobe area. Spacious shower room with access to large walk in Airing Cupboard. Upvc double glazing. Gas fired central heating. Enclosed decorative gravel garden to front. Pretty rear garden with paved patio leading to well stocked herbaceous beds. Summer house. A delightful property worthy of immediate inspection.

Full details to follow shortly



Council Tax Band: B



OPEN PLAN KITCHEN/LIVING ROOM

22'4" x 11'10"

Single drainer sink unit





Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	