Ground Floor



First Floor









Viewing: **01792 795 727** Website: **www.ctf-uk.com** Email: **morriston@ctf-uk.com**

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Professional Services
Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations
As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Clydach Road
Ynystawe
Swansea
City And County of Swansea.

£3,000 Monthly











- Recently renovated detached residence
- Four bedrooms (master en suite)
- Two separate reception rooms
- Large kitchen/dining/living room
- Double glazing and gas combination boiler
- Utility room and ground floor WC
- Ample parking for several vehicles
- Large rear garden with versatile outbuilding
- Convenient for M4, hospital and local schools
- Available immediately

General Description

EPC Rating: C79

Recently renovated detached residence situated in a sought after location. Four bedrooms (master en-suite). Two separate reception rooms. Large kitchen/dining/living room. Large rear garden with versatile outbuilding. Ample parking for several vehicles. Convenient location for access to the M4, hospital and well renowned local schools.

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Entrance Hall

Lounge (16' 10" x 11' 11") or (5.13m x 3.62m)

Sitting Room (12' 10" x 9' 1") or (3.90m x 2.76m)

Kitchen / Dining / Living Room (28' 7" x 18' 7") or (8.70m x 5.67m)

W.C.

Utility Room

FIRST FLOOR LEVEL

Bedroom 1 (17' 5" Max x 14' 1" Max) or (5.32m Max x 4.28m Max)

Clydach Road, Ynystawe, Swansea, City And County of Swansea.

L - shaped room.

En-Suite Shower Room

Bedroom 2 (12' 10" x 12' 8") or (3.92m x 3.86m)

Bedroom 3 (14' 1" x 10' 9") or (4.30m x 3.27m)

Bedroom 4 (12' 4" Max x 11' 8" Max) or (3.76m Max x 3.56m Max)
L - shaped room

Bathroom

External To Front
Parking area for several vehicles.

External To Rear
To the rear of the property there is a large low maintenance garden. Versatile outbuilding (6.37m x 5.17m) which could be utilised as garden room/gym/home office. Outbuilding is supplied with power, lighting, water and internet. Store room adjacent to the garden room.






