



Nantyffin Road, £125,000

- Two Bedroom Home
- Generous size bedrooms
- Close to M4 Corridor
- Close to Llansamlet Enterprise Zone
- EPC Rating: D



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About the property

Charming Two-Bedroom Home in the Sought-After Location of Llansamlet, this well-presented two-bedroom property offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, or investors alike.

The ground floor boasts two generous reception rooms, providing ample space for both relaxation and entertaining. These lead through to the fitted kitchen, creating a practical and functional layout. Completing the ground floor is a convenient shower room.

To the first floor, the property benefits from two well-proportioned bedrooms and a family bathroom, offering comfortable living accommodation throughout.

Externally, the property enjoys a generous-sized rear garden, providing an excellent space for outdoor dining, gardening, or family activities. On-street parking is available to the front of the property.

Located within easy reach of local amenities, schools, transport links, Llansamlet enterprise zone, this home



Accommodation

Hallway

Garden

Lounge

10' 11" x 10' 8" (3.33m x 3.25m)

Dining Room

12' 4" x 10' 2" (3.76m x 3.10m)

Kitchen

15' 6" x 7' 8" (4.72m x 2.34m)

Shower Room

8' 8" x 5' 9" (2.64m x 1.75m)

Landing

Bedroom One

12' 1" x 11' 6" (3.68m x 3.51m)

Bedroom Two

11' 9" x 8' 11" (3.58m x 2.72m)

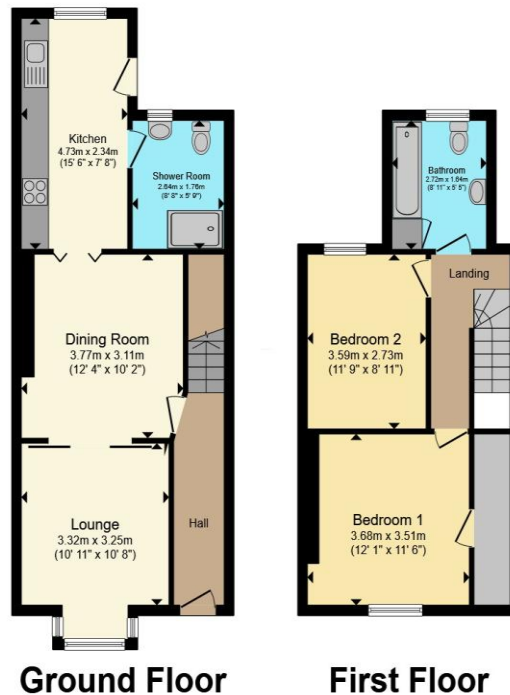
Family Bathroom

8' 11" x 5' 5" (2.72m x 1.65m)

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Floorplan



Total floor area 88.1 m² (948 sq.ft.) approx

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