



**236 Middle Road, Cwmdau, Swansea, SA5  
8EY**

**Asking Price: £129,995**

- Extended Mid Terrace Property
- Two Reception Rooms
- Two Bedrooms
- Ground Floor Bathroom
- Popular And Convenient Residential Area
- Ideal First Time Purchase
- Good Size Enclosed Rear Garden
- No Forward Chain





**Entrance**

Entered via double glazed front door to hallway with original tiled flooring, moulded coving, dado rail, staircase giving access to the first floor and doors to:-

**Lounge**

With light oak effect laminate flooring, feature ornate wooden fire surround with tiled hearth, moulded coving, picture rail and double glazed window to front aspect.

**Sitting Room**

With under stairs storage cupboard space, picture rail, two built in cupboards to recess, double glazed window to the rear and door to:-

**Kitchen**

A fully fitted kitchen with a range of matching base and wall units with colour coordinated roll top work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, part tiled walls, ceramic tile flooring, built in fan assisted electric oven, four ring gas hob, plumbing for automatic washing machine, double glazed window to side aspect, double glazed door giving access to side and rear garden and further door to:-

**Bathroom**

A two piece suite comprising panel bath with chrome hot and cold mixer taps with shower attachment over, wall mounted electric shower, tiled walls, wash hand basin, ceramic tile flooring and double glazed frosted window to rear aspect.

**Seperate W.C**

With low level W.C, ceramic tile flooring and double glazed frosted window to rear aspect.

**First Floor Landing**

With attic hatch, small sash window to the rear and doors to:-

**Bedroom One**

With original feature cast iron fireplace, picture rail and two double glazed windows to front aspect.

**Bedroom Two**

With original cast iron fire within ornate surround and double glazed tilt and turn window looking onto rear garden.

**External**

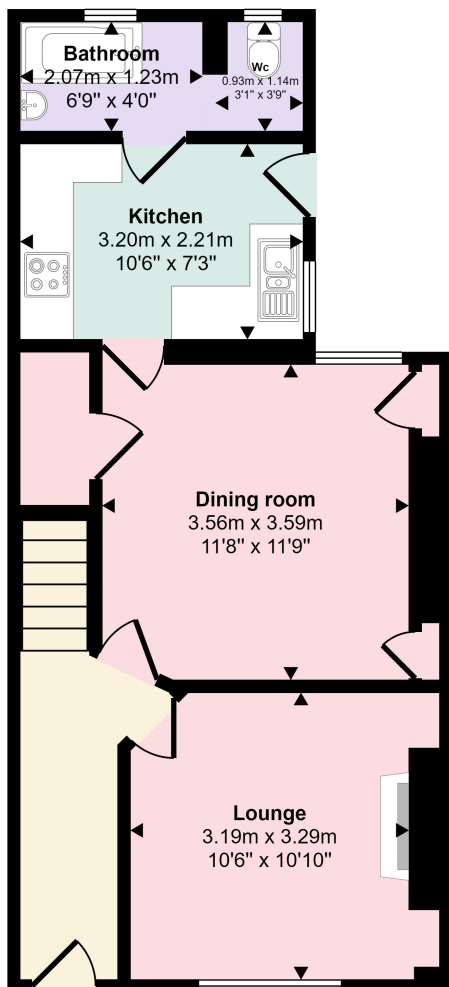
To the rear of the property is a good size level and enclosed rear garden, laid mainly to lawn with mature hedgerow and a selection of shrubs and two purpose built storage sheds.

**Disclaimer**

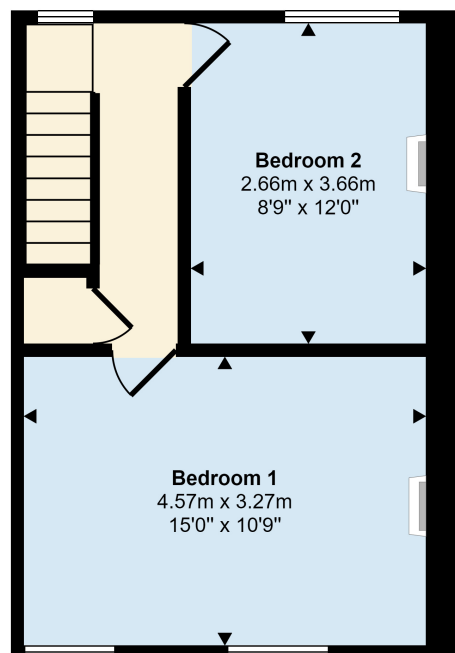
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your adviser.



Approx Gross Internal Area  
80 sq m / 859 sq ft



**Ground Floor**  
Approx 45 sq m / 489 sq ft



**First Floor**  
Approx 34 sq m / 369 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
64	80
England, Scotland & Wales	
EU Directive 2002/91/EC	

