



**35 Llanllienwen Road, Cwmrhydyceirw,
Swansea, SA6 6NB**

Asking Price: £137,500

- End Of Terrace
- Two Bedrooms
- Freehold Title
- First Floor Shower Room
- Popular And Convenient Residential Area
- Ideal First Time Purchase
- Good Size Front And Rear Gardens



Entrance

Entered via double glazed front door with matching glazed side panel to small hallway with staircase giving access to first floor and door to:-

Lounge

4.774m x 3.245m (15' 8" x 10' 8")

A good size light and airy room with medium oak laminate flooring, understairs storage cupboard space, wooden mantel with inset electric fire, marble hearth and matching back panel, fitted wall lights and door to:-

Kitchen

4.787m x 3.058m (15' 8" x 10' 0")

A well appointed and modern fitted kitchen with a good selection of matching base and wall units in cream with stainless steel handles and colour coordinate work surface space and preparation area incorporating one and a half bowl sink unit with hot and cold mixer taps over, built in fan assisted electric cooker, grill and oven, 4 ring induction hob with stainless steel extractor canopy over, plumbing for both automatic washing machine and dish washer, space for fridge freezer, part tiled walls, understairs storage space, spot lighting, seating area, two double glazed windows to rear aspect and double glazed door to the side and rear.

First Floor Landing

With attic hatch (with drop down ladder) and doors to:-

Bedroom One

3.904m x 3.554m (12' 10" x 11' 8")

With fitted mirrored wardrobes, built in over stairs storage cupboard space, textured ceiling and double glazed window to front aspect.

Bedroom Two

4.043m x 2.846m (13' 3" x 9' 4")

With textured ceiling and double glazed window looking onto rear garden.

Shower Room

2.548m x 2.038m (8' 4" x 6' 8")

A three piece suite comprising one and a half base walk in glazed shower cubicle housing mains shower, vanity wash hand basin, low level W.C, fully tiled walls, inset spot lighting and double glazed frosted window to the rear.

External

The property is approached by a pedestrian walk way giving access to a front garden laid main to lawn with mature shrubs and evergreens with shingled borders. Paved pathway to side gate then giving access to a good sized secure and enclosed rear garden with paved patio area, garden laid to lawn with wall and fenced boundaries.

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



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