



8 Tanymarian Road, Mayhill, Swansea, SA1 6SW

Asking Price: £115,000

- Three Bedroom Semi Detached • Part Sea Views To The Rear Property
- First Floor Bathroom
- Ideal First Time Purchase Or Investment Opportunity
- Off Road Parking
- No Forward Chain
- Freehold Title



Entrance Porch

Entered via double glazed front door with matching glazed side panels to small porch, double glazed door giving access to the rear of the property and further half glazed door to:-

Hallway

With staircase giving access to the first floor and doors to:-

Kitchen

A fully fitted kitchen with a range of matching base and wall units and drawer space in medium oak with chrome handles, colour coordinated roll top work surface space and preparation area incorporating sink unit with hot and cold mixer taps over, space for cooker, plumbing for automatic washing machine, wall mounted Worcester boiler, textured ceiling with coving, breakfast bar, double glazed window to side aspect and door to:-

Conservatory

Built upon brick plinth, double glazed with pitch polycarbonate roof, fitted ceiling fan light and double glazed french doors that open onto rear garden.

Lounge

A good size light and airy room, electric fire within marble tile fireplace and matching hearth, two built in cupboards and double glazed window to front aspect.

First Floor Landing

With double glazed window to side aspect, attic hatch and doors to:-

Bedroom One

With double glazed window to rear aspect with part sea views.

Bedroom Two

With double glazed window to rear aspect with part sea views.

Bedroom Three

With double glazed window to front aspect.

Bathroom

A three piece suite comprising panel bath, wash hand basin and low level W.C.

External

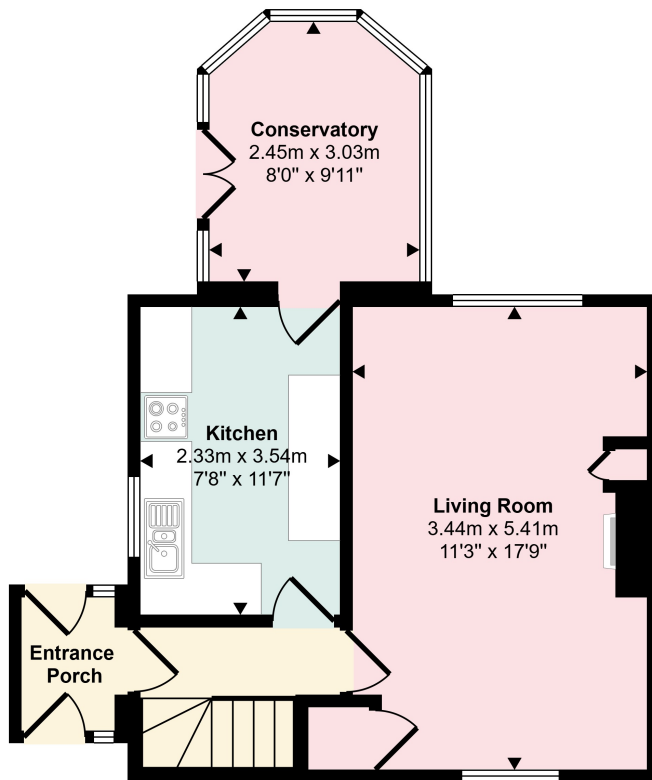
To the front of the property is off road parking for 1 vehicle. To the rear of the property there is a low maintenance level and enclosed garden laid mainly to lawn.

Disclaimer

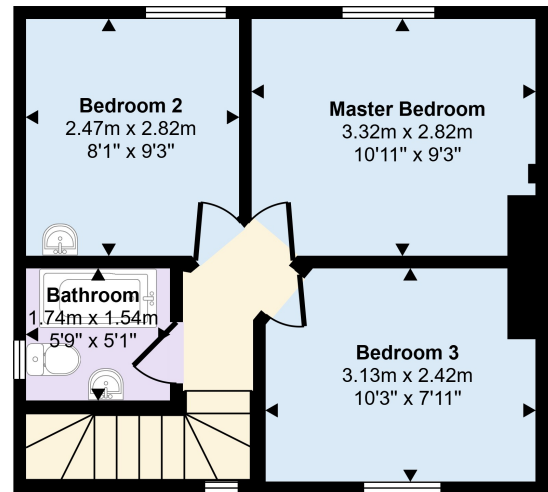
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation 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 advisers.



Approx Gross Internal Area
74 sq m / 797 sq ft



Ground Floor
Approx 42 sq m / 450 sq ft



First Floor
Approx 32 sq m / 347 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.

