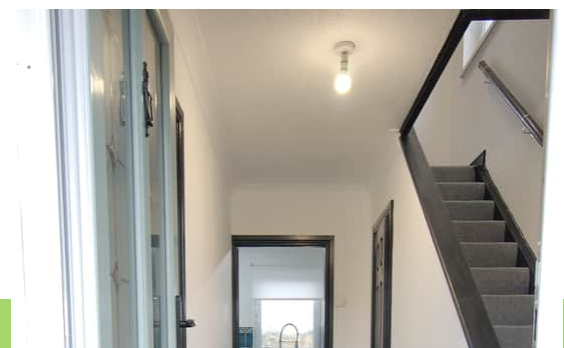




## Heol Cadifor, Penlan, Swansea, SA5 9AJ

Asking Price: £159,950

- Newly Renovated Property
- Enclosed rear garden
- Ideal family home or first time buy
- Freehold
- Three Bedrooms
- Downstairs WC & Upstairs Bathroom
- Driveway
- No Forward Chain



**External**

Driveway, Gate to Side access

**Entrance hall**

Entered via composite glass panel door giving access to hallway with staircase to first floor, coving and doors to:- lounge , kitchen and under stairs cupboard

**Lounge**

Double glazed window to Front Aspect, Decorative fire surround, Coving , Carpet underfoot , Radiator

**Kitchen**

A fully fitted and very well presented modern fitted kitchen with a wide selection of matching base units in matte beige cupboards with matching work surface space , charging ports built into worktop space , decorative part tiled walls and preparation area incorporating stainless steel sink unit with hot and cold mixer tap over, built in electric fan assisted double oven, 4 ring ceramic hob, Lino fitted flooring, plumbing for washing machine , space for fridge freezer, wall unit housing an ideal combi boiler and two double glazed windows looking onto the enclosed rear garden. The kitchen is a spacious area with space to add a breakfast bar or dining table, inset spot lighting and an internal door opening onto utility area with separate WC. Pvc door leading to the rear garden

**Utility Room**

Lino Flooring , Worktop Surface, Under Counter Cupboard, Door Leading to WC, Door Leading to Rear garden

**Stairs To First Floor Landing**

With attic hatch and drop done ladder and doors to:

**Bathroom**

A three piece suite in white comprising panel bath, low level W.C, vanity wash hand basin, lino flooring and double glazed frosted window to the rear.

**Bedroom**

With two double glazed tilt and turn windows to rear aspect, built in cupboard space, underfoot carpet

**Master bedroom**

With two double glazed tilt and turn windows to front aspect built in cupboard space, carpet underfoot

**Bedroom 3**

With double glazed tilt and turn window to front aspect with purpose built single bed frame, carpet underfoot

**External**

To the front there is a driveway and slabbed area leading to the front elevation , To the rear there is a larger than average level, and secure garden laid mainly to lawn with paved patio area, mature hedgerow 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 advisers.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		65
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			
		EU Directive 2002/91/EC	

