

FOR SALE

£142,500 Freehold



Cefn Road, Bonymaen, Swansea, West Glamorgan SA1 7HH

- Two Bedroom Mid Terrace House
- Versatile Living Space with Two Reception Rooms
- Downstairs Bathroom
- Gas Central Heating
- Rear Enclosed Garden with countryside views.



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PROPERTY DESCRIPTION

An excellent opportunity to acquire this two-bedroom mid-terrace property situated in the popular residential area of Bonymaen, Swansea. The property offers well-proportioned accommodation throughout and benefits from an enclosed rear garden, making it ideal for first-time buyers, investors, or those looking to downsize.

Conveniently located with access to local amenities, schools, Swansea city centre, Morfa Retail Park, and good transport links via the M4 corridor. The property briefly comprises an entrance hallway, dining room (currently used as a bedroom), kitchen/diner, bathroom and separate WC. Upstairs there are two double-sized bedrooms. To the rear of the property is an enclosed garden, laid to lawn with patio, offering a private outdoor space ideal for seating, entertaining, or low-maintenance landscaping. Lawned garden to front with potential to convert to off-road parking. Gas central heating. Street parking. Please refer to Ofcom checker for mobile signal and coverage. Virtual tour available. Tenure: Freehold. Council Tax: Band B. EPC Rating - C.



ROOM DESCRIPTIONS

Hallway

Fitted carpet. Ceiling light fitting. Radiator. White uPVC entrance door. Door to cupboard understairs. Carpeted staircase leading to first floor.,

Dining Room

3.123m x 4.525m (10' 3" x 14' 10") [Measurements taken to furthest point of room and into alcoves]
Fitted carpet. White uPVC surround double glazed window to front. Radiator. Ceiling light fitting.

Living Room

3.307m x 4.027m (10' 10" x 13' 3") [Measurements taken to furthest point of room and into alcove]
Fitted carpet. White uPVC surround double glazed window to side. Radiator. Ceiling light fitting.

Kitchen/Diner

3.250m x 3.633m (10' 8" x 11' 11") [Measurements taken to furthest point of room]
Vinyl flooring. Well-appointed kitchen features wall and base units with paired laminate worktops. Integrated oven, electric hob, and stainless steel sink and drainer unit. Integrated fridge/freezer and plumbed for washing machine. White uPVC surround double glazed window to side. Partial splash-back wall tiling in grey. Radiator. Space for dining.

Inner Hall

Vinyl flooring. White uPVC surround double glazed door to rear garden. Doors leading to:-

WC

1.337m x 0.859m (4' 5" x 2' 10") [Measurements taken to furthest point of room]
Vinyl flooring. Ceiling light fitting. White uPVC surround double glazed window with privacy glass. Low level WC with button flush.

Bathroom

2.361m x 2.364m (7' 9" x 7' 9") [Measurements taken to furthest point of room]
Vinyl flooring. Ceiling light fitting. White uPVC surround double glazed window with privacy glass. Corner bath with shower attachment. Wash hand basin in unit. Splash-back wall tiling

behind bath.

First Floor Landing

First floor landing. Ceiling light fitting. Access to attic. Doors leading to:-

Bedroom 1

4.887m x 4.555m (16' 0" x 14' 11") [Measurements taken to furthest point of room and into alcoves]
Step up to bedroom. Fitted carpet. Two white uPVC surround double glazed windows. Ceiling light fitting. Radiator. Privacy glazing onto stairwell.

Bedroom 2

3.315m x 4.123m (10' 11" x 13' 6") [Measurements taken to furthest point of room]
Step down to bedroom. Fitted carpet. White uPVC surround double glazed window. Ceiling light fitting. Radiator.

External

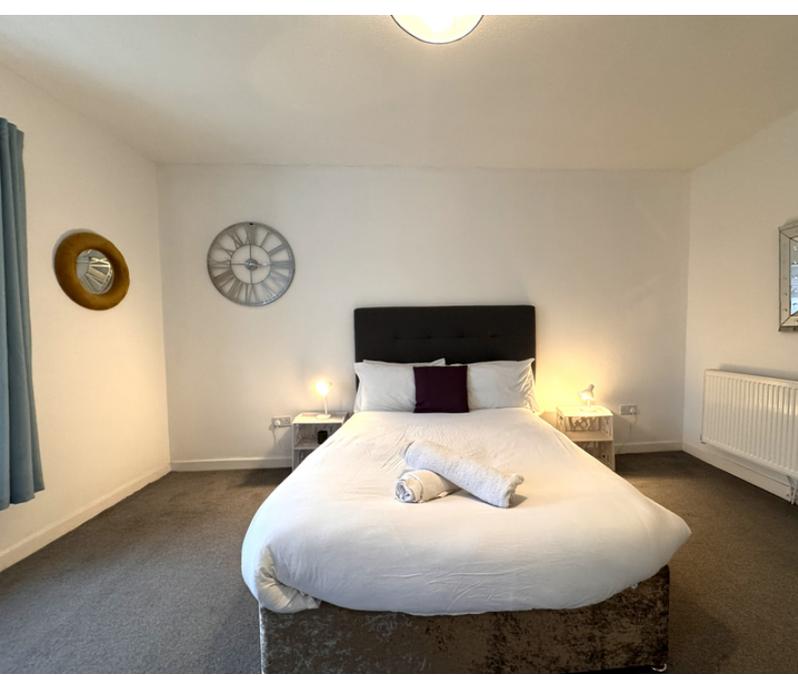
To the rear of the property is an enclosed garden, laid to lawn with patio, offering a private outdoor space ideal for seating, entertaining, or low-maintenance landscaping. Lawned garden to front.

Tenure & Utilities

Tenure: Freehold
Council Tax: Band B

Disclaimer

All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Prospective purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

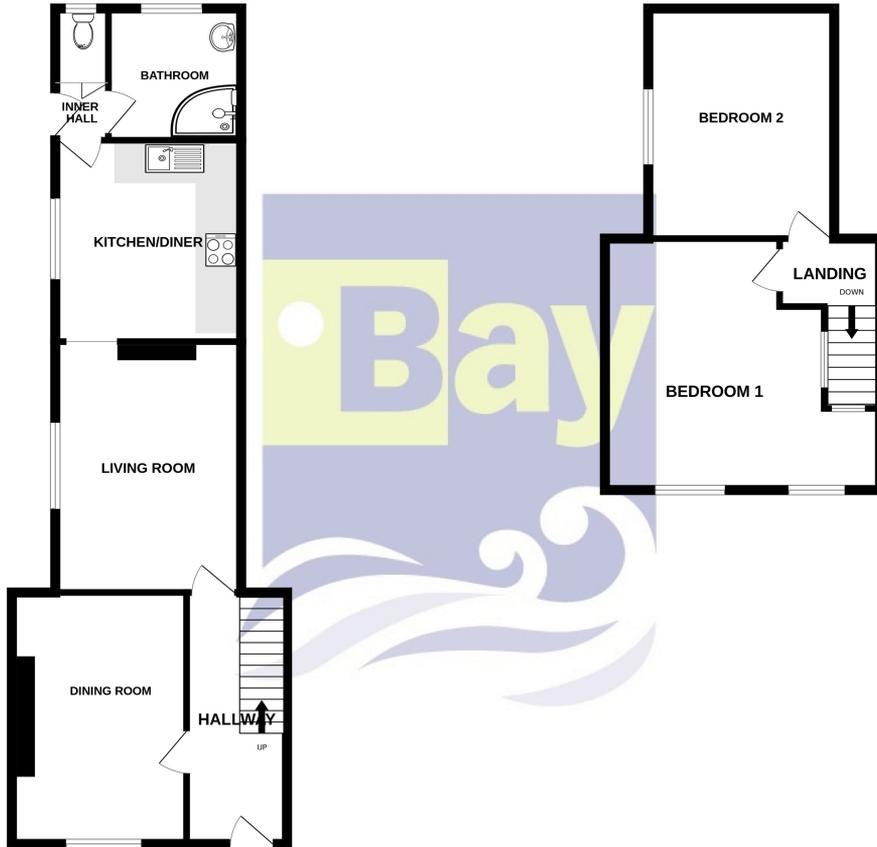


FLOORPLAN & EPC



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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