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FRESH
Estate & Letting Agents

771 Llangyfelach Road, Treboeth, Swansea, SA5 9EH

Asking Price: £110,000

- Spacious Terraced Property
- Fitted Kitchen With Appliances
- Gas Central Heating & Double Glazing
- Superb Transport Links
- Duel Aspect Through Lounge
- Two Double Bedrooms
- Fitted Shower Room

Tel 01792 464757 Email sales@freshsales.co.uk

Entrance Porch

Door leading to:-

Lounge

4.07m x 6.54m (13' 4" x 21' 5") Windows to front and rear, radiator, gas fire with marble effect hearth and insert, three wall light points, staircase to first floor landing and door leading to:-

Fitted Kitchen

3.62m x 2.09m (11' 11" x 6' 10") Window to the side, radiator, range of matching wall and base units, roll edge work surfaces, tiled splashbacks, integrated gas hob, electric oven, cooker hood, sink with single drainer, bi-folding doors leading to storage area and rear door.

Downstairs Bathroom

Window to the rear, radiator, WC, double shower with mains attachment, wash basin in vanity unit, partial wood panelling.

First Floor Landing

Doors leading to:-

Bedroom One

4.07m x 2.96m (13' 4" x 9' 9") Window to the front and a radiator.

Bedroom Two

3.47m x 3.19m (11' 5" x 10' 6") Window to the rear, radiator, built-in wardrobe and airing cupboard.

Outside Rear

Block paved pathway leading to lawn, range of flower and shrub borders and secure retaining wall. A gate leads to rear access.

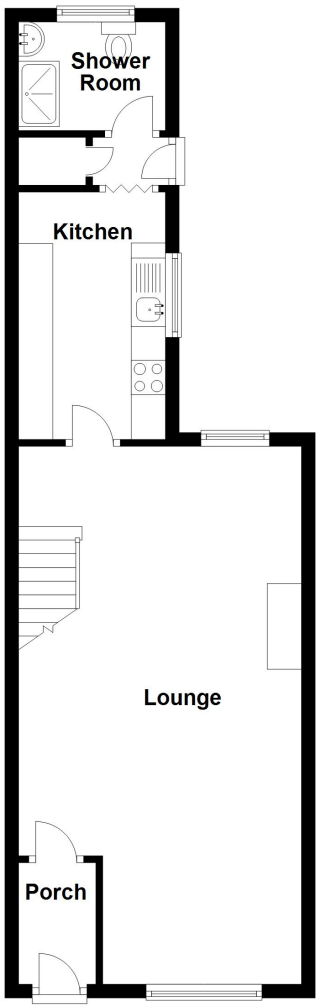
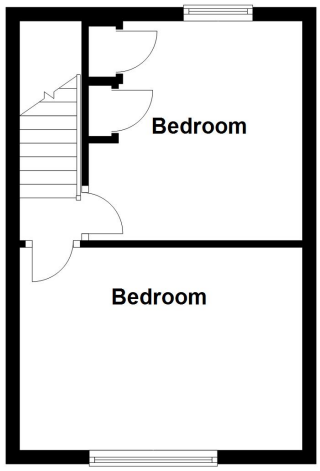
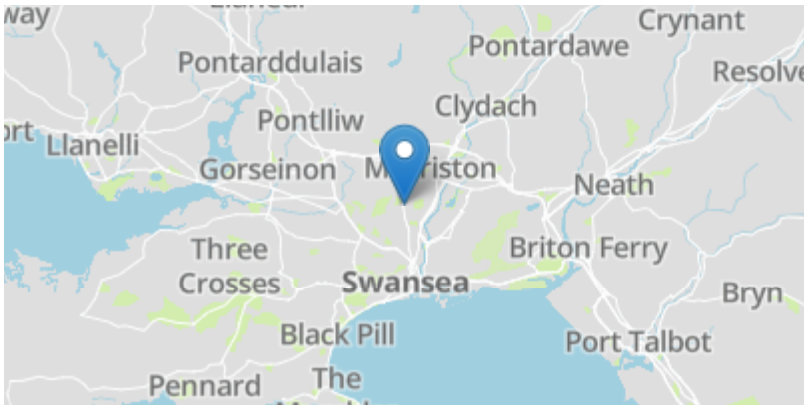
Tenure

We believe the property to be Freehold.

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.

Ground Floor



First Floor