

FOR SALE

£125,000 Freehold



Llangyfelach Road, Brynhyfryd, Swansea, West Glamorgan SA5 9EP

- Two Bedroom Terrace House
- Gas Central Heating
- Bathroom with Shower Enclosure
- Paved Rear Garden



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PROPERTY DESCRIPTION

Bay is pleased to offer for sale, this two bedroom, terrace house, situated in the popular area of Treboeth. The property briefly comprises an entrance porch, leading to an open-plan living and dining room, and separate kitchen. Upstairs, there are two double bedrooms, the main bedroom with fitted wardrobe, and a bathroom with bath and shower enclosure. Enclosed rear, tiered, paved garden. Garage/out building. Street parking to road to the side and permit parking (through council application). Convenient for the City Centre access, M4 corridor, DVSA and Morriston Hospital. Pre-paid utility meter. Recently renewed flat roof and upgraded electrics. Freehold. Council Tax: Band B. EPC Rating: D. Virtual tour available!



ROOM DESCRIPTIONS

Entrance Porch

1.226m x 0.992m (4' 0" x 3' 3") [Measurements taken to furthest point of room]

Accessed via white uPVC surround double glazed entrance door. Parquet flooring and wood framed glazed door which leads to the living room.

Living Room

4.495m x 6.544m (14' 9" x 21' 6") [Measurements taken to furthest point of room]

Open-plan living room and space for dining area with parquet flooring. Two ceiling light fittings. Stained glass window to porch. Wall light fitting. Radiator. Alcoves. White uPVC surround double glazed window to front. Cupboard housing gas meter. Carpeted staircase to first floor with space under stairs.

Kitchen

3.450m x 2.465m (11' 4" x 8' 1") [Measurements taken to furthest point of room]

Tiled flooring. Partial splash-back wall tiling. Ceiling light fitting. A range of fitted base and wall mounted units incorporating work surface, gas hob, integrated electric oven, integrated fridge/freezer and one and a half bowl sink and drainer unit. White uPVC surround window and door, leading to rear garden.

First Floor Landing

Fitted carpet. Ceiling light fitting. Floating cabinet over staircase. Access to attic.

Main Bedroom

4.23m x 3.109m (13' 11" x 10' 2") [Measurements taken to furthest point of room]

Fitted carpet Ceiling light fitting. White uPVC surround double glazed window to front. Fitted wardrobe unit. Radiator.

Bedroom 2

2.479m x 3.201m (8' 2" x 10' 6") [Measurements taken to furthest point of room]

Fitted carpet Ceiling light fitting. White uPVC surround double glazed window to rear. Radiator.

Bathroom

2.147m x 2.431m (7' 1" x 8' 0") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. Ceiling light fitting. Four piece bathroom suite, comprising paneled bath, shower enclosure, pedestal wash hand basin and low level WC. Cupboard housing boiler. White uPVC surround double glazed window with privacy glass to rear. Partial splash-back wall tiling.

External

Steps to property main entrance, elevated from roadside.

Front Garden: The property has a front garden which is enclosed with a lawn area and a variety of shrubs .

Rear Garden: The rear garden can be accessed via the kitchen. Enclosed, tiered, paved garden.

Tenure & Utilities

Tenure: Freehold

Council Tax: Band B

EPC Rating: D

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.

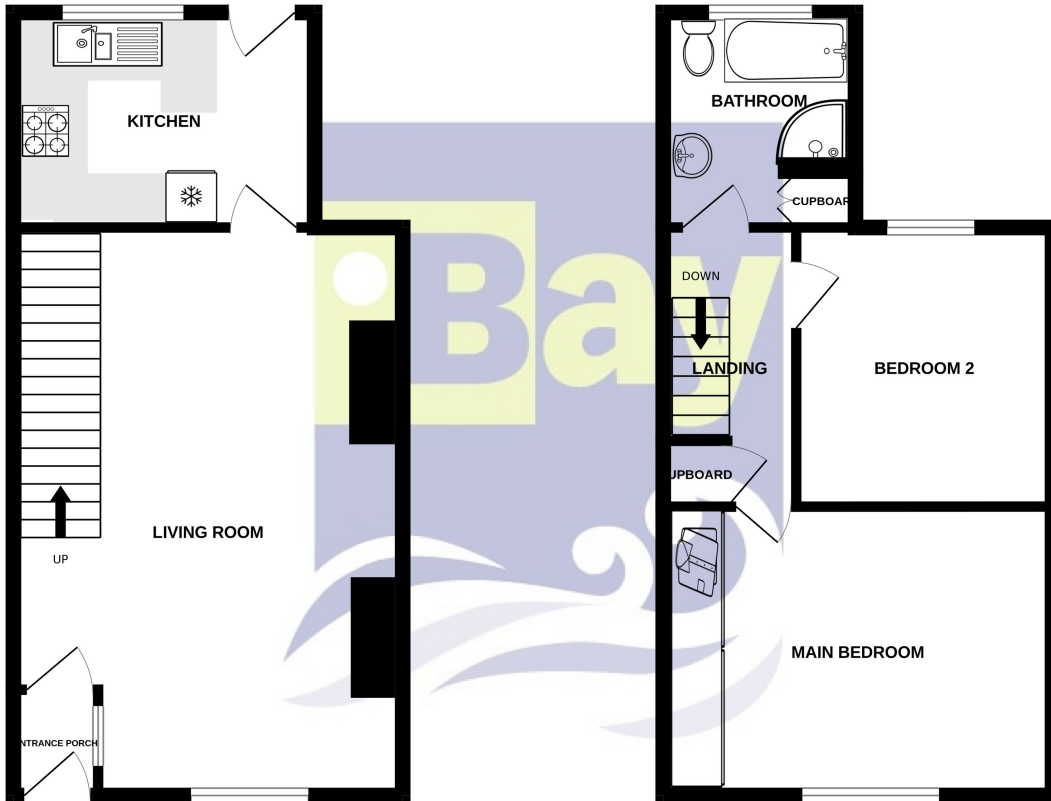


FLOORPLAN & EPC



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		87
(69-80)	C		
(55-68)	D	67	
(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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