



18 Marlborough Road, Brynmill, Swansea, West Glamorgan SA2 0EA

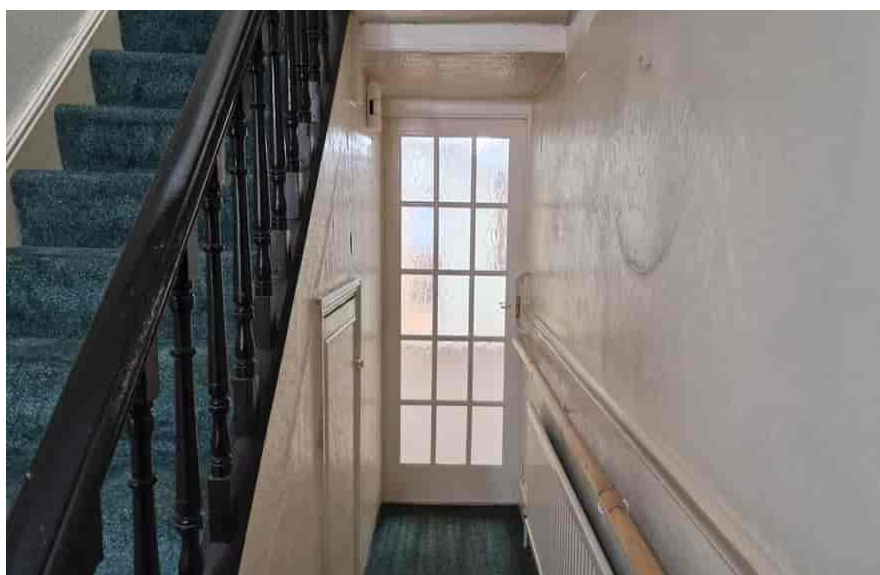
Open to offers in the region of £180,000 For Sale

Property Features

- Mid Terrace 3 Bedroom House
- Generous sized property
- Centrally heated
- In need of some modernisation
- Ideal Location
- Close to Swansea University
- Close to Singleton Hospital
- Close to open green spaces and beach front

Property Summary

A mid terrace three bedroom property of traditional construction under a pitched tiled roof with a flat roof extension to rear, being rendered to the elevations and benefiting from uPVC windows, doors and rainwater goods. The property has a garden to the rear with a small walled garden to the front. The property is in need of modernisation throughout.



Full Details

Description

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Location

A fantastic opportunity to acquire a period residential property in the highly desirable and convenient Brynmill suburb of Swansea. Marlborough Road offers excellent access to Swansea University (Singleton Campus) and is within easy reach of local amenities in Brynmill, Uplands and the stunning Swansea Bay seafront. Local amenities include a short walk to shops, cafes, GP surgeries, takeaways and pubs in the vibrant Brynmill and Uplands areas.

Residents benefit from being close to local green spaces, including Singleton Park and Brynmill Park. With its appealing mix of classic architecture and prime location this area is consistently popular with both families and investors.

With regular bus routes providing easy access to Swansea City Centre, The Bay Campus and the beachfront, as well as the sea front being a short walking distance away, offering scenic walks and cycle paths.

The property is accessed directly from Marlborough Road with easy access to road links to include the A4067 Mumbles Road and the M4 Motorway.

The Accommodation

UPVC double glazing throughout.
Back boiler gas central heating.
Fibre Optic Broadband

Ground Floor

Entrance Porch

Tiled floor



Hallway

Understairs storage cupboard. Radiator. Carpet.

Stairs to first floor

Sitting Room

3.62m x 3.24m (11' 11" x 10' 8") Bay window to front. Radiator. Traditional fireplace. Light fixture. Carpet

Lounge

2.85m x 3.40m (9' 4" x 11' 2") Window to rear. Built in storage cupboards. Traditional fireplace. Carpet. Radiator

Dining Room

2.86m x 4.62m (9' 5" x 15' 2") Carpet. Gas fire (working but not tested). Heating thermostat. Storage cupboard. Window to side. Radiator

Glass door leading to: -



Kitchen

2.86m x 2.71m (9' 5" x 8' 11") Base and wall units. Integrated electric cooker and hob. Stainless steel sink. Lino floor. Radiator. Window to side. Door to rear garden.

Door leading to: -

Shower Room

1.75m x 1.70m (5' 9" x 5' 7") Single shower cubicle. Fully tiled surround. Lino floor. Window to rear.

Door to: -



Toilet

1.05m x 1.70m (3' 5" x 5' 7") W.C., wash hand basin. Mirrored wall cabinet. Window to rear. Window to side. Part tiled surround



First Floor

Bathroom

1.52m x 1.82m (5' 0" x 6' 0") W.C., panelled bath, pedestal wash hand basin. Window to side. Radiator. Carpet

Bedroom No. 1

2.86m x 2.30m (9' 5" x 7' 7") Large built in cupboard housing tank. Window to rear. Radiator. Carpet

Bedroom No. 2

2.85m x 3.21m (9' 4" x 10' 6") Traditional fireplace. Radiator. Window to rear

Bedroom No. 3

4.66m x 3.43m (15' 3" x 11' 3") Built in storage cupboard. Traditional fireplace. Window to front

Outside

Walled garden to front.
Brick wall surround enclosed rear garden. Concreted

Tenure

Freehold with vacant possession. Title No. CYM914182

Services

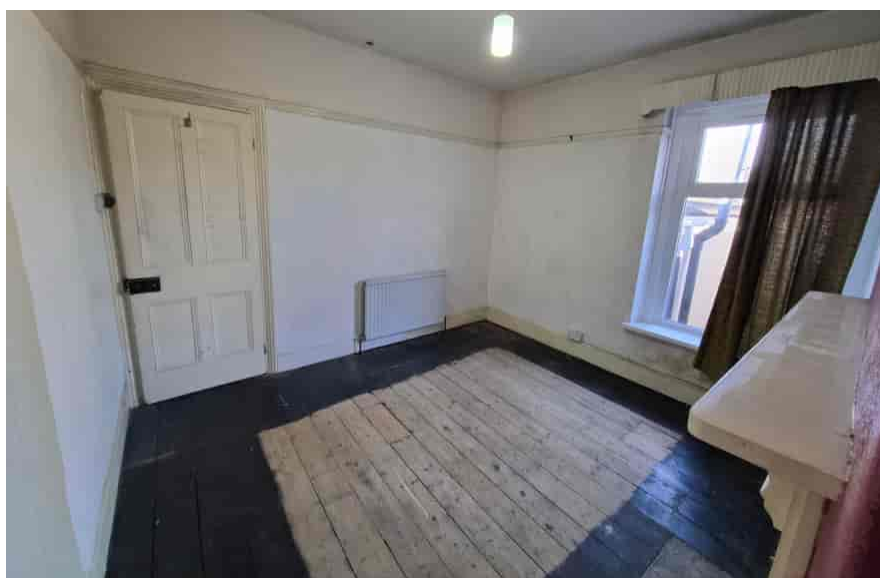
Mains water, electricity, gas and drainage. None of the services have been inspected or tested.

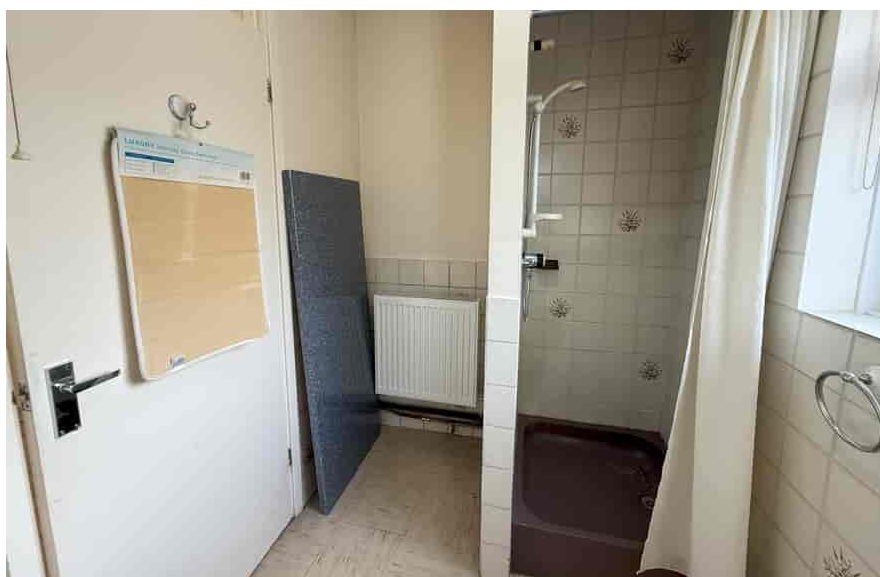
Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for mains, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Council Tax Band

Band D - Approximately £2118.28 2025/2026. City & County of Swansea





Energy Performance

Grade D

Viewing

Strictly by appointment with the sole selling agents.
Please contact Swansea Office 01792 650705 or email
property@reesrichards.co.uk

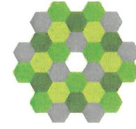
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



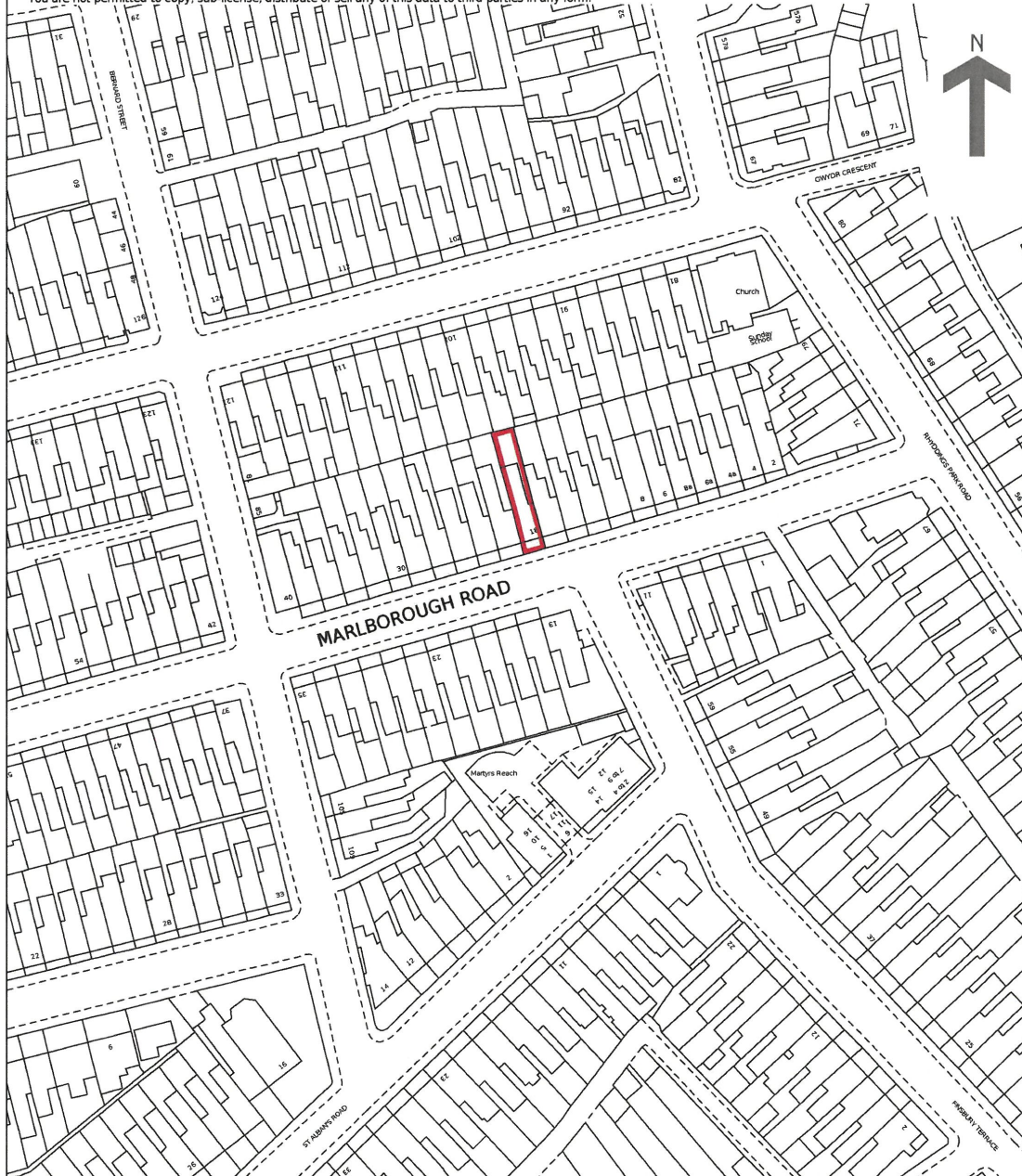
Total area: approx. 102.8 sq. metres (1107.0 sq. feet)
18 Marlborough Road, Brynmill, -

HM Land Registry
Official copy of
title plan

Title number **CYM914182**
Ordnance Survey map reference **SS6392NE**
Scale **1:1250**
Administrative area **Swansea / Abertawe**



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