



8 Mynydd Newydd Road, Penlan, Swansea, SA5 5AG

Asking Price: £159,000

- An Extended End Of Terrace Property
- Ground Floor Bathroom
- Good Size Enclosed Rear Garden
- No Forward Chain
- Four Bedrooms
- Ideal Family Home Or Investment Opportunity
- Driveway Parking
- Detached Garage To The Rear



Entrance Porch

Entered via double glazed front door to porch with half tiled walls and half glazed inner door to:-

Lounge/dining Room

A good size light and airy room, open plan effect with staircase giving access to the first floor, dado rail, feature brick fire place with inset electric fire and tiled hearth, fitted wall lights, understairs storage cupboard space, textured ceiling with coving, double glazed window to front aspect and door to:-

Kitchen

Fitted with a range of matching base and wall units with colour coordinated roll top work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, breakfast bar, space for fridge freezer, plumbing for automatic washing machine, built in fan assisted electric oven, 4 ring gas hob and extractor canopy over, part tiled walls, extractor fan, double glazed window looking onto rear garden and door to:-

Rear Lobby

With half tiled walls, double glazed door giving access to rear garden and further door to:-

Bathroom

A three piece suite comprising panel bath with Triton electric shower over and glazed side screen, vanity wash hand basin, low level W.C, majority tiled walls, ceramic tile flooring and double glazed frosted window to the rear.

First Floor Landing

With textured ceiling and coving and doors to:-

Bedroom One

With textured ceiling and double glazed frosted window to front aspect.

Bedroom Two

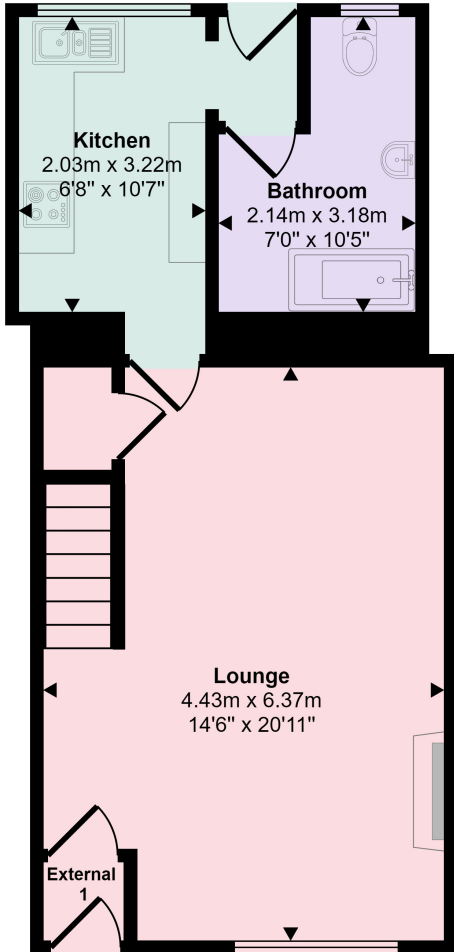
With double glazed tilt and turn window to rear aspect.

Bedroom Three

With built in airing cupboard space, textured ceiling and double glazed tilt and turn window to the rear.

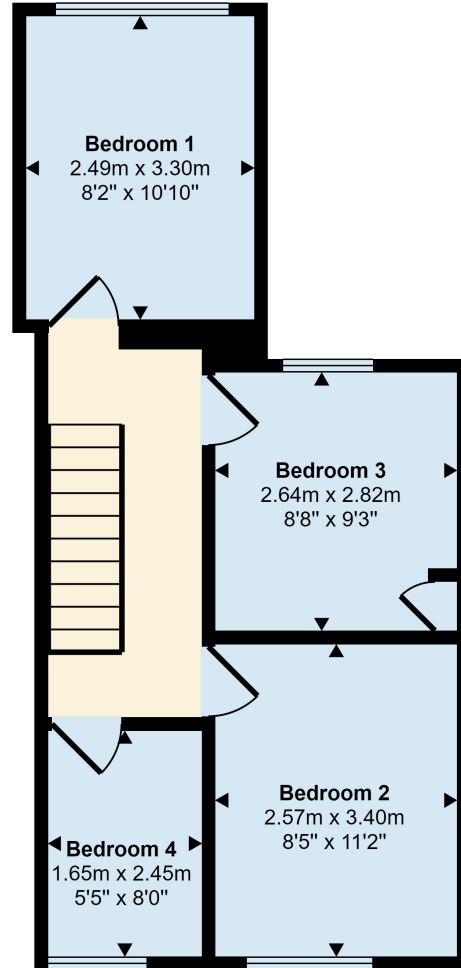


Approx Gross Internal Area
81 sq m / 875 sq ft



Ground Floor

Approx 44 sq m / 471 sq ft



First Floor

Approx 38 sq m / 404 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

