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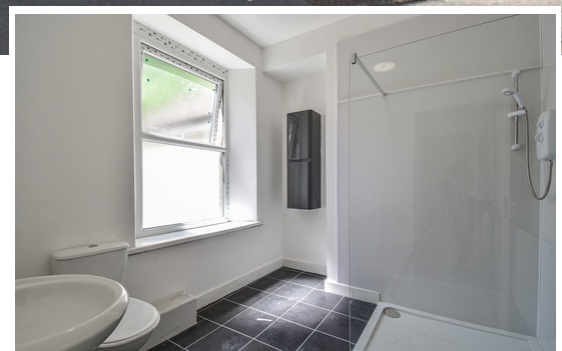
Estate & Letting Agents



**Carmarthen Road, Waun Wen,
Swansea, SA1 1HE**

Asking Price: £125,000

- Recently Renovated Throughout
- On A Very Good Public Transport Network
- Good Investment Potential
- Highly Convenient Area
- Close to Local Amenities
- HMO Licence For Four Bedrooms



Tel 01792 464757

Email sales@freshsales.co.uk

Ground Floor**Entrance Hallway**

Entered via double glazed door, laminate flooring, radiator and stairs to first floor.

Bedroom One

3.27m x 3.20m (10' 9" x 10' 6") Laminate flooring, radiator and double glazed window to front.

Bedroom Two

3.57m x 2.51m (11' 9" x 8' 3") Laminate flooring, radiator and double glazed window to rear.

Kitchen

3.04m x 2.74m (10' 0" x 9' 0") Laminate flooring, radiator, a range of base and wall units with complimentary worksurface, stainless steel sink with drainer, integrated oven and hob with splashback and extractor over, wall mounted boiler and double glazed window to side.

Utility Area

1.84m x 1.82m (6' 0" x 6' 0") Tiled flooring, radiator plumbing for washing machine, double glazed window to rear and door to side.

WC

Tiled flooring, WC and wash hand basin.

First Floor**Landing**

Split level landing with laminate flooring and loft hatch.

Bedroom Three

4.42m x 2.23m (14' 6" x 7' 4") Laminate flooring, radiator and double glazed window to front.

Bedroom Four

3.29m x 1.97m (10' 10" x 6' 6") Laminate flooring, radiator and double glazed window to front.

Shower Room

2.50m x 2.47m (8' 2" x 8' 1") Tiled flooring, radiator, WC, wash hand basin, walk in shower enclosure, wall mounted cupboard and double glazed window to rear.

Bedroom Five

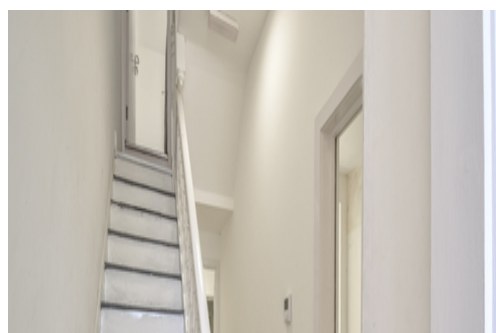
3.10m x 2.75m (10' 2" x 9' 0") Laminate flooring, radiator and double glazed window to side.

Additional Information**Tenure**

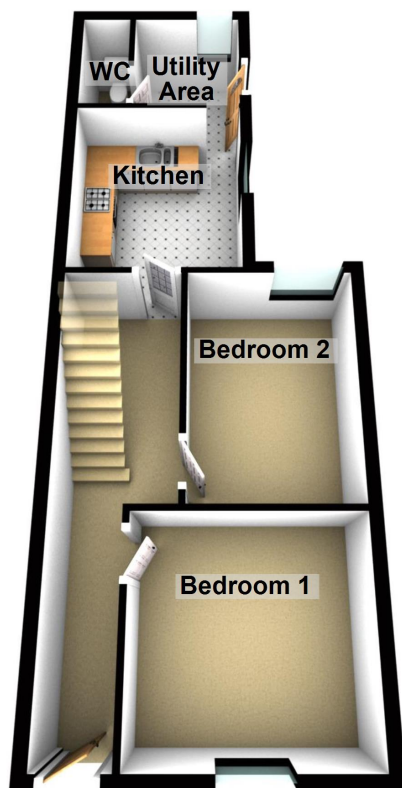
We believe the tenure to be freehold

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

