



**22 Cwmlan Terrace, Landore, Swansea, SA1  
2PQ**

**Asking Price: £155,000**

- Two Double Bedrooms End Terrace House
- Fitted Kitchen/Breakfast Room
- No Onward Chain
- Lounge/Dining Room
- Garden & Garage
- Upstairs Four Piece Bathroom Suite



**Entrance Hall**

Front aspect part opaque glazed door, glazed sliding door to:-

**Lounge/Dining Room**

6.43m x 3.57m (21' 1" x 11' 9") Front aspect glazed window, rear aspect opaque glazed window, feature fire place, radiator, door to:-

**Inner Hall**

Stairs to first floor landing, doors to:-

**Rear Porch**

Rear aspect part glazed door to garden, dual aspect opaque glazed windows

**Kitchen/Breakfast Room**

4.72m x 2.59m (15' 6" x 8' 6") Side aspect glazed window, range of eye and base level cupboards and drawers, roll top work surfaces, inset stainless steel single drainer sink unit with mixer taps, space and plumbing for washing machine, built in fridge freezer, space for cooker, storage cupboard, radiator

**First Floor Landing**

Front aspect glazed window, access to loft space, doors to:-

**Bedroom One**

3.81m (max) x 3.65m (12' 6"(max) x 12' 0") Front aspect glazed window, radiator

**Bedroom Two**

3.83m x 2.68m (12' 7" x 8' 10") Rear aspect glazed window, radiator

**Bathroom**

4.75m x 2.62m (15' 7" x 8' 7") Side aspect opaque glazed window, four piece suite comprising of, bath with mixer taps, shower cubicle, WC, wash hand basin, storage cupboard, radiator

**Outside**

The property boasts a detached garage, wrap around garden with patio and lawned area. Opposite the property is a car park providing plenty of parking for local residence.

**Tenure**

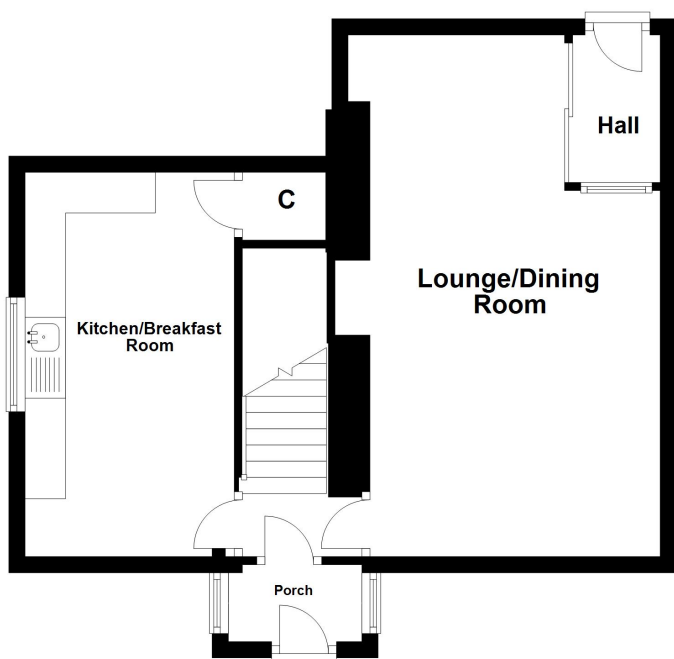
We believe the property to be Freehold

**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**

