



**252 Middle Road, Cwmdau, Swansea, SA5
8ET**

Asking Price: £181,950

- Three-bedroom terrace, ideal family home
- Newly modernised bathroom
- Ideal first time buy or family home
- Spacious open-plan lounge and dining area
- Garage with rear lane access
- Leasehold property with a long lease length



Entrance Hallway

Entered via front door to hallway, staircase giving access to half and full landing, laminate flooring and doors to:-

Lounge

Double glazed window to front aspect, dado rail, feature fire place with chrome and pebble gas fire with wooden surround and hearth, Opening to:-

Dining room

Good sized light and airy space , double glazed window to rear, dado rail, door to:-

Kitchen

A well appointed and fitted modern kitchen with a wide selection of matching base and wall units in high gloss with chrome handles, colour coordinated work surface space and preparation area incorporating, sink unit with hot and cold mixer taps over, wall mounted boiler (supplying domestic hot water and gas central heating) LOGIK gas oven and 4 ring gas hob with extractor canopy over, part tiled walls , storage cupboard which would make an ideal pantry, upvc rear door to garden , double glazed window to rear.

Full landing

Storage cupboard, doors to:-

Master bedroom

Double glazed window to front

Bedroom 2

Double glazed window to rear

Half landing

Doors to :-

Bedroom 3

Double glazed window to rear

Bathroom

Fully tiled walls, Tiled flooring, 3 piece suite with chrome shower over, towel radiator.

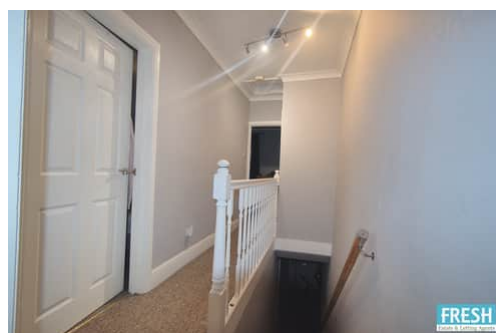
External

To the rear, the property boasts a larger-than-average, enclosed garden, laid predominantly to lawn—perfect for families, pets, or outdoor entertaining. Garage with rear lane access.

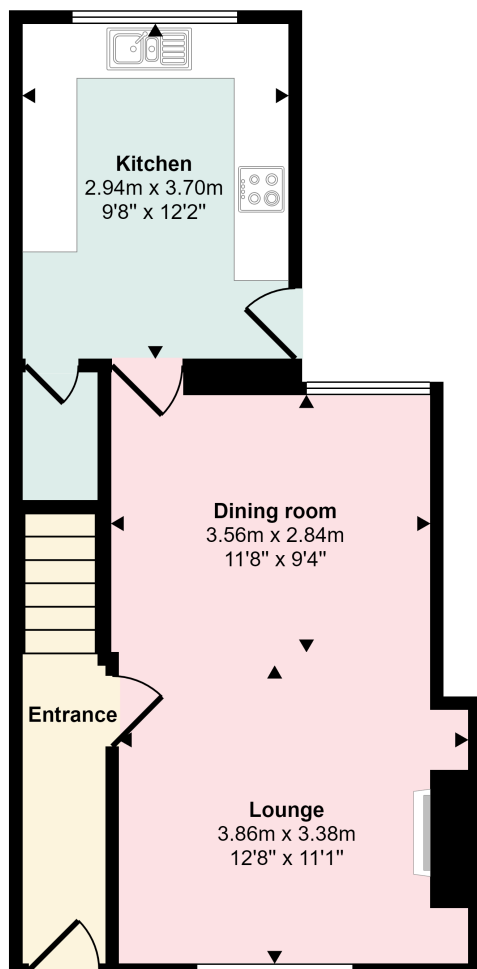
To the front a well-maintained frontage that enhances its welcoming character.

Disclaimer

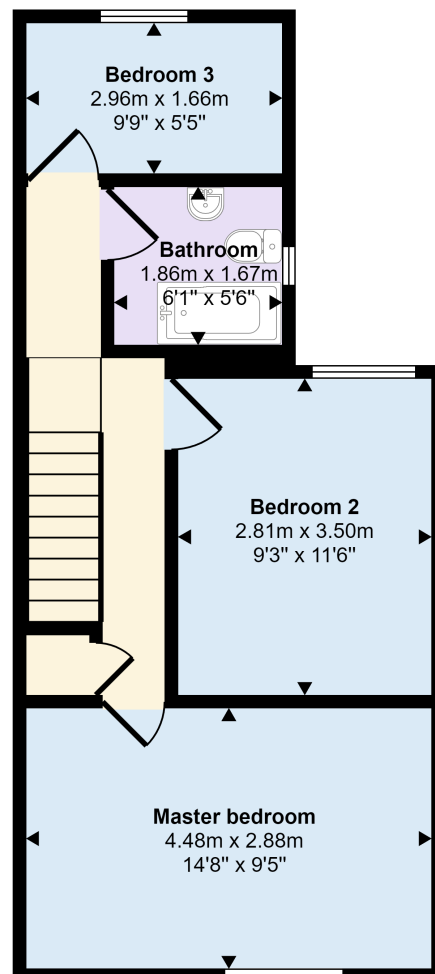
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation 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.



Approx Gross Internal Area
83 sq m / 893 sq ft



Ground Floor
Approx 42 sq m / 451 sq ft



First Floor
Approx 41 sq m / 442 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.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 67 | 76 |
| EU Directive 2002/91/EC | | | |

