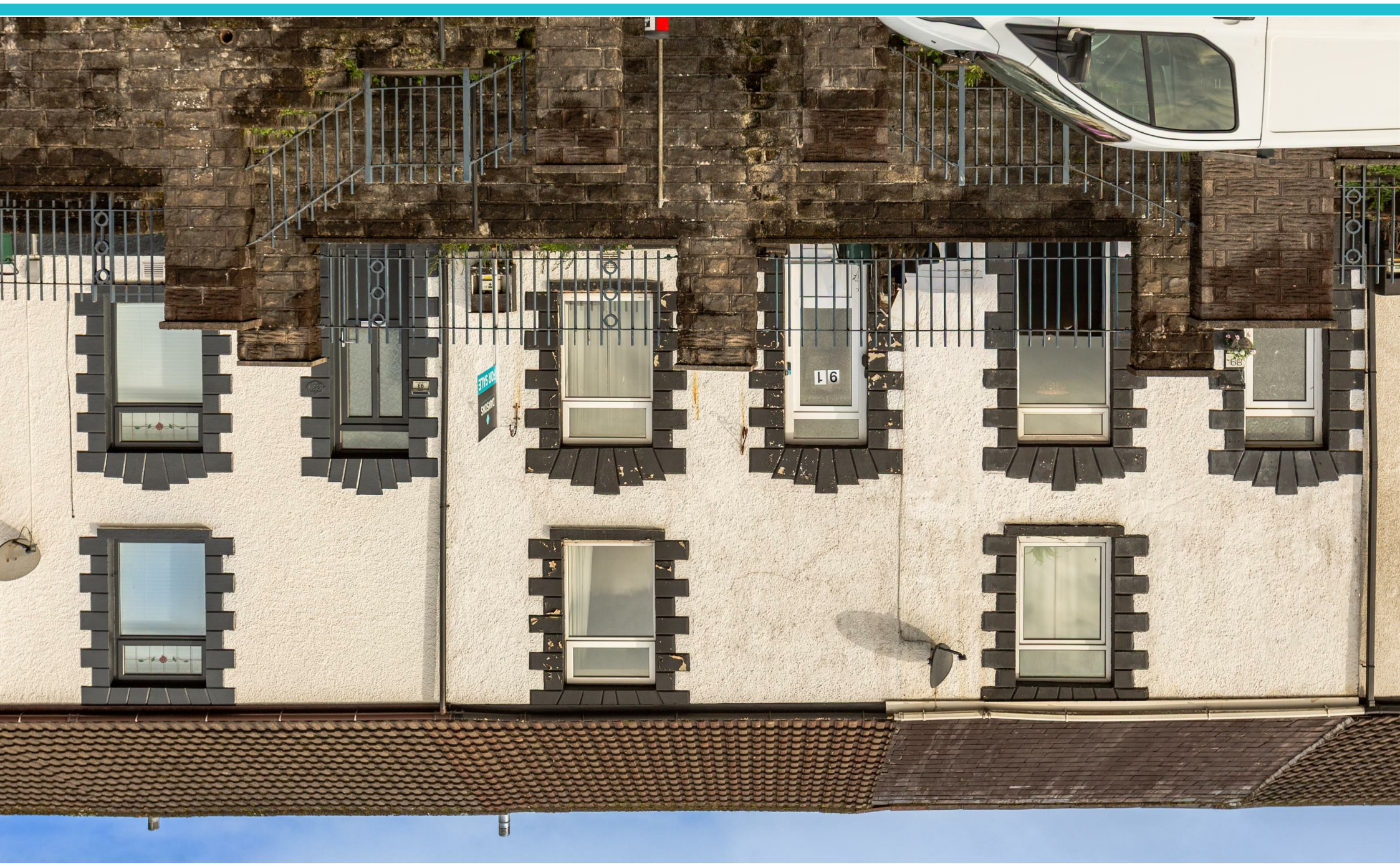
91 Pentregethin Road

Cwmbwrla, Swansea, SA5 8BA

Asking Price £140,000

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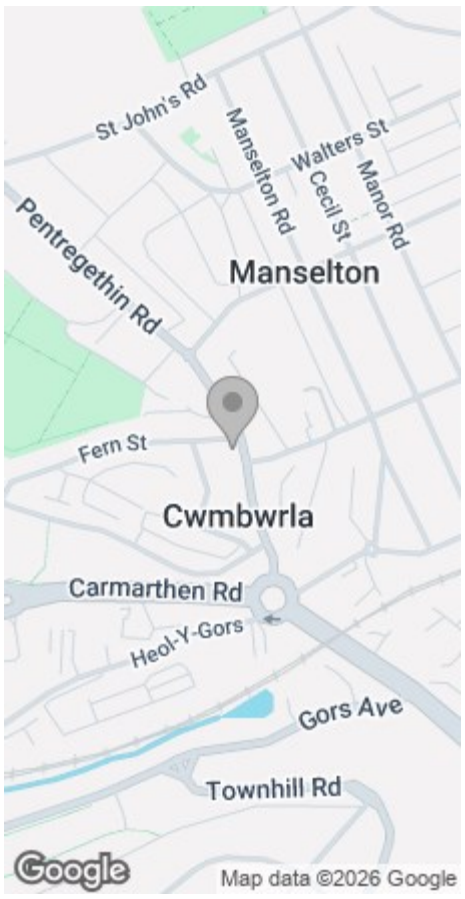


FLOOR PLAN

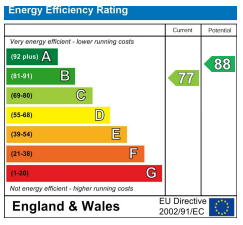


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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GENERAL INFORMATION

A Fantastic Three-Bedroom Home with a Spacious Kitchen and West-Facing Garden

Offering a wonderful combination of space, privacy and convenience, this lovely three-bedroom home is perfectly suited to first-time buyers looking to take their first step onto the property ladder.

Set back and elevated from the road, the property enjoys a fantastic sense of privacy whilst benefiting from a great central location, with local amenities and everyday conveniences within easy reach.

One of the standout features of this home is its fantastic-sized kitchen, offering plenty of space for everyday living and entertaining. The property also benefits from a lovely, well-thought-out layout, creating a comfortable and practical home with plenty of potential to make it your own.

Outside, the property boasts a generously sized west-facing rear garden, a real suntrap that is perfect for enjoying the afternoon and evening sunshine. Whether relaxing after work, entertaining friends or enjoying summer evenings outdoors, this is a wonderful addition to the home.

With three bedrooms, spacious living accommodation, excellent privacy and a fantastic garden, this property offers everything a first-time buyer could wish for.

A brilliant opportunity to purchase a well-proportioned home in a convenient central location, with the added benefits of privacy, outdoor space and a layout that really works for modern living. Early viewing is highly recommended.











FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Lounge Opening To:
12'1" x9'7" (3.69m x2.93m)

Dining Room
12'1" x 12'1" (3.70m x 3.69m)















Kitchen/Breakfast Room
13'11" x 10'11" (4.25m x 3.33m)

Bathroom

First Floor

Landing

Bedroom 1
14'4" x 10'0" (4.37m x 3.06m)

Bedroom 2
12'1" x 8'7" (3.70m x 2.62m)

Bedroom 3
11'10" x 8'2" (3.63m x 2.51m)

External

Elevated Front

Tiered Garden to Rear

Tenure - Leasehold
Term: 999 Years from 1886 with 859 Years Remaining
Ground Rent: £1.60 Per Annum

Council Tax Band - B

EPC-C

Services
Mains Gas & Electric
Mains Sewerage

Water: Billed

"You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability."