73 Carnglas Road

Sketty, Swansea, SA2 9BL

Offers Around £185,000

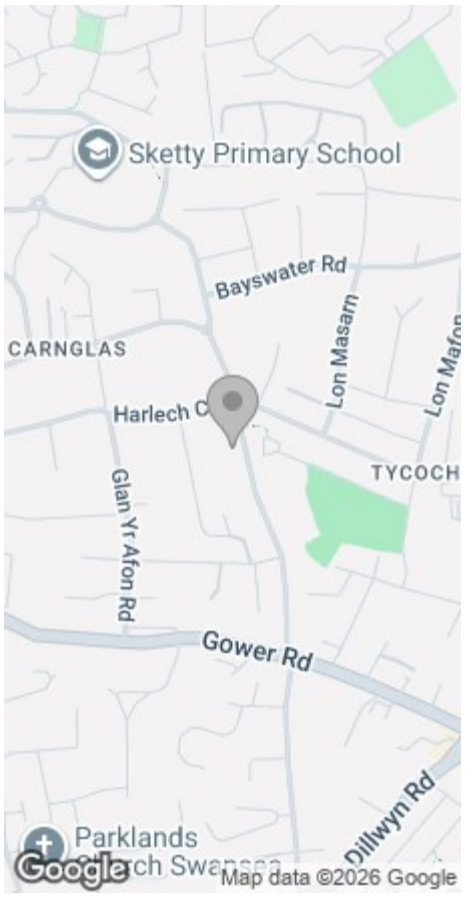
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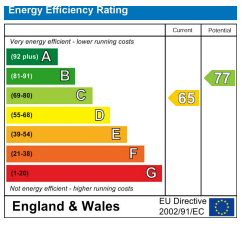
FLOOR PLAN



AREA MAP



EPC



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GENERAL INFORMATION

A traditional three-bedroom semi-detached property offering spacious accommodation and excellent potential for improvement and modernisation.

The accommodation briefly comprises an entrance hallway, lounge, separate sitting room, fitted kitchen and a ground-floor shower room. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a shared driveway to the side providing access to the rear single garage. The rear garden is mainly laid to lawn and offers a good-sized outdoor space, while to the front there is a small courtyard garden.

Requiring updating throughout, this property presents an ideal opportunity for purchasers looking to create a home to their own specification. Conveniently situated within easy reach of local amenities, schools and transport links, early viewing is recommended to appreciate the potential on offer.



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE

LIVING ROOM
13'6" x 12'7" (4.13m x 3.86m)

DINING ROOM
12'7" x 12'2" (3.86m x 3.73m)

KITCHEN
12'2" x 10'5" (3.71m x 3.18m)

SHOWER ROOM
6'1"x 5'7" (1.86mx 1.72m)

UTILITY ROOM
5'7" x 4'3" (1.72m x 1.30m)

FIRST FLOOR

LANDING













BEDROOM 1
16'1" x 11'8" (4.92m x 3.56m)

BEDROOM 2
12'2" x 10'8" (3.73m x 3.27m)

BATHROOM
7'5" x 5'9" (2.28m x 1.76m)

BEDROOM 3
12'11" x 10'5" (3.96m x 3.18m)

EXTERNAL
FRONT- Forecourt

SIDE- Shared driveway

REAR- Paved garden and single garage

TENURE
Leasehold - 1000 year lease from 25.03.1907, 881 years remaining approx. Ground rent - £4.40 per annum, payable half yearly in arrears of £2.20 on 25 March and 29 September.

COUNCIL TAX BANDING
E

EPC RATING
D

SERVICES
Mains gas, electric, water.- billed.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage











