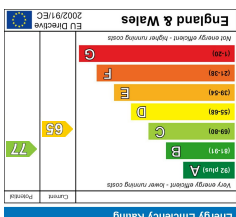


or warranty in respect of the property.

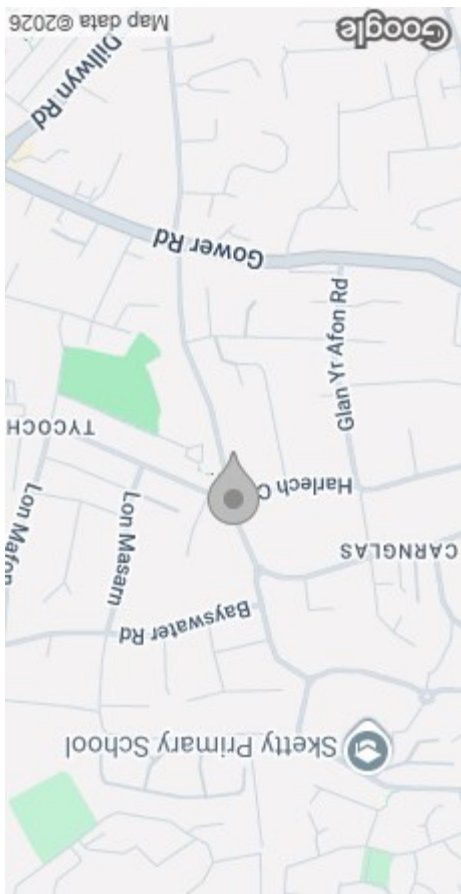
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

While every attempt has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, rooms and any other spaces are approximate and no responsibility is taken for any error or omission on site-measurements. The data in any literature prepared by 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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EPC



AREA MAP



FLOOR PLAN



73 Carnglas Road
Sketty, Swansea, SA2 9BL

Offers Around £185,000



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

