13 Llewelyn Street

Sketty, Swansea, SA2 9AL

Asking Price £170,000

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FLOOR PLAN

GROUND FLOOR
260 sq.ft. (24.1 sq.m.) approx.

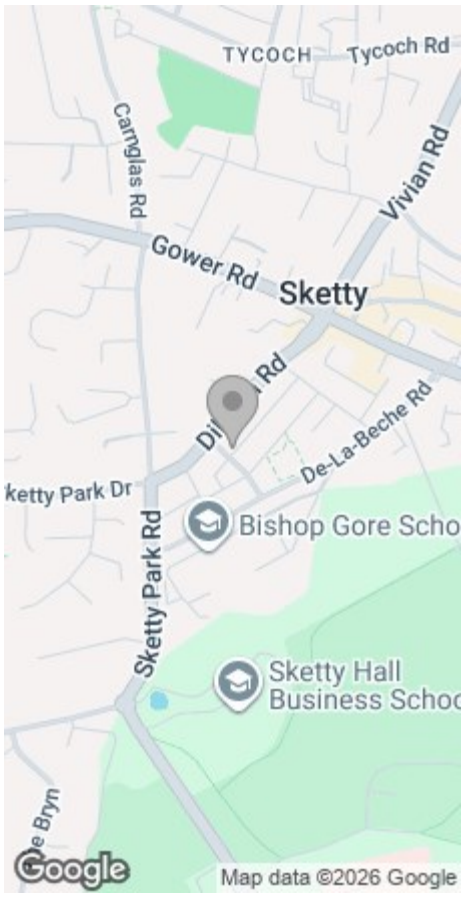
1ST FLOOR
235 sq.ft. (21.8 sq.m.) approx.



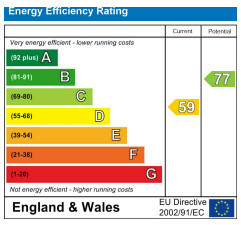
TOTAL FLOOR AREA : 494 sq.ft. (45.9 sq.m.) approx.

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

Offered to the market with no upward chain, this semi-detached home presents an excellent opportunity for purchasers looking to update and personalise a property to their own taste. Requiring modernisation, the property provides a wonderful blank canvas with great potential to create a comfortable home in a highly convenient location.

The accommodation briefly comprises an entrance hallway, a front-facing lounge and a separate dining room with access through to the kitchen. To the rear, there is an additional store area with a polycarbonate roof, offering useful extra storage space.

To the first floor, the landing leads to two bedrooms together with a family bathroom.

Further benefits include gas central heating and double glazing.

Externally, the property enjoys a small rear patio area, providing a low-maintenance outdoor space.

Llewelyn Street is ideally positioned within easy walking distance of Sketty Cross, where a variety of local amenities can be found including shops, a doctor's surgery, church, public houses, parks and regular bus services. The property is also conveniently located for Singleton Hospital, Swansea University and Singleton Park, and falls within well-regarded school catchment areas.

Early viewing is recommended to appreciate the potential this property has to offer.

FULL DESCRIPTION

GROUND FLOOR

HALLWAY

LOUNGE
14'5" in to bay x 12'7" (4.41 in to bay x 3.86)

DINING ROOM
13'2" x 11'4" (4.02 x 3.46)

KITCHEN

FIRST FLOOR

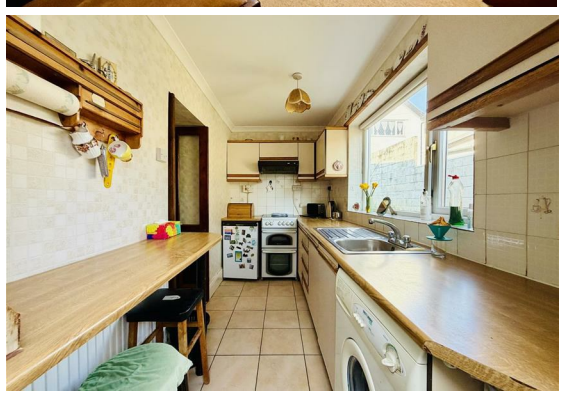
LANDING

BEDROOM 1
16'2" x 11'5" (4.94 x 3.48)

BEDROOM 2
11'4" x 10'4" (3.47 x 3.17)







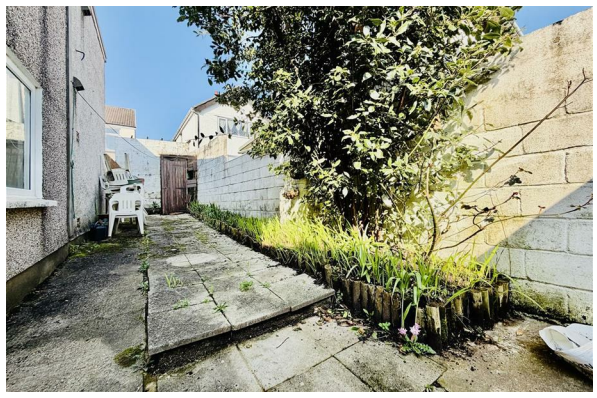












BATHROOM

REAR FORECOURT

TENURE
Freehold

EPC
D

COUNCIL TAX
C

SERVICES
Mains gas, electric, water & drainage (the owner is unsure if the water is billed or metered)
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

ADDITIONAL INFORMATION
Probate has been granted