



35 Brynmill Terrace, Brynmill, Swansea, SA2 0BA

Asking Price: £214,950

- A 3/4 Bedroom Extended Mid Terrace Property
- Ideal Family Home Or Investment Opportunity
- Rear Access with Single Garage
- Popular And Sought After Residential Area
- Cloakroom And First Floor Bathroom
- Being Sold With No Forward Chain



Entrance Hallway

Entered via front door to hallway with part Terrazzo tiled floor, staircase to the first floor and doors to:-

Lounge

3.75m x 4.02m (12' 4" x 13' 2")

A good size light and airy room, with moulded coving, picture rail, feature ornate fireplace with and marble hearth and double glazed bay window to front aspect.

Bedroom 4/Dining Room

3.66m x 3.08m (12' 0" x 10' 1")

A versatile and well-proportioned room currently utilised as a bedroom, offering excellent flexibility to suit a variety of lifestyles. Equally suited as a formal dining room, cosy sitting room, home office, or additional reception space, this adaptable room provides a range of possibilities to meet your needs.

Kitchen

6.38m x 2.84m (20' 11" x 9' 4")

A modern fitted kitchen with a good selection of matching base and wall units in white with chrome handles, colour coordinated roll top work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, built in fan assisted electric cooker, 4 ring gas hob and stainless extractor canopy over. space for fridge and freezer, plumbing for automatic washing machine, part tiled walls, space for table and chairs, two double glazed windows to side aspect and double glazed door giving access to the side and rear garden.

Cloakroom

A two piece suite comprising low level W.C., and wash hand basin.

First Floor Half Landing

With doors to:-

Bedroom Two

3.53m x 3.07m (11' 7" x 10' 1")

With double glazed window to rear aspect.

Bathroom

2.21m x 1.95m (7' 3" x 6' 5")

A three piece suite in white comprising panel bath with mains shower over, vanity wash hand basin, low level W.C., part Respatex and part tiled walls, wall mounted boiler supplying domestic hot water and gas central heating and double glazed frosted window to side aspect.

First Floor Full Landing

With attic hatch, built in storage cupboard space and doors to:-

Master Bedroom

4.93m x 4.14m (16' 2" x 13' 7")

A good size master bedroom with picture rail and double glazed bay window to front aspect.

Bedroom Three

2.71m x 1.98m (8' 11" x 6' 6")

With double glazed window to rear aspect.

External

To the rear of the property is a small enclosed garden with the added advantage of a single detached garage with access from Langland Terrace.

Important Fee Information:

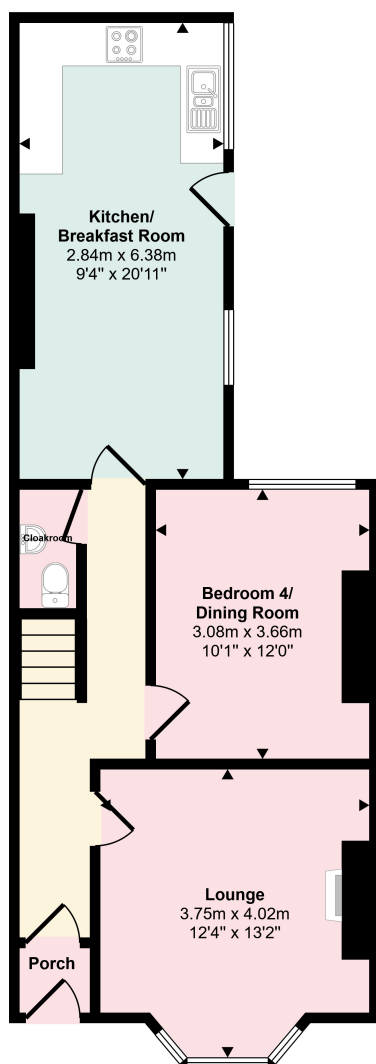
A Buyer's Premium of £240 (inc. VAT) and a Buyer's Deposit of £300 apply to this purchase. Total payable upfront: £540, plus £15 per purchaser for AML / identity checks.

Disclaimer

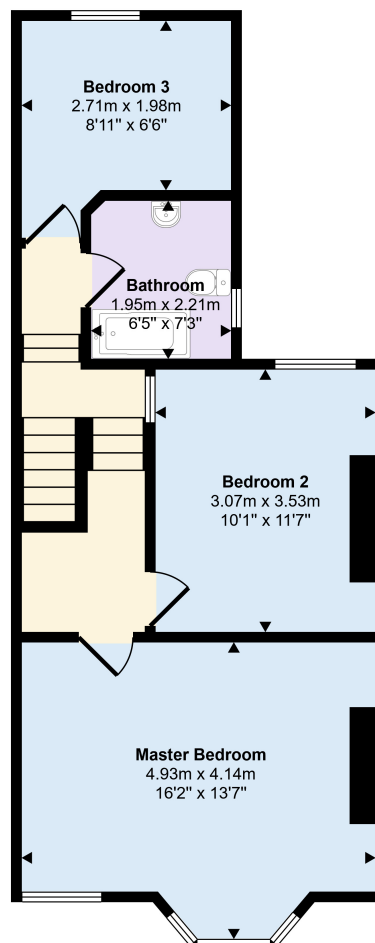
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation 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
106 sq m / 1141 sq ft



Ground Floor
Approx 55 sq m / 593 sq ft



First Floor
Approx 51 sq m / 548 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	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

