Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Brynteg
Clydach
Swansea
City And County of Swansea

£155,000











- Semi detached property
- Three bedrooms
- Spacious lounge/dining room
- Double glazing and gas central heating
- Good size garden
- Single garage
- Convenient for M4 and Morriston hospital
- Available with no onward chain
- Well presented throughout
- PLEASE WATCH OUR VIRTUAL VIEWING

Ref: PRL12549

0

Viewing Instructions: Strictly By Appointment Only

General Description

Semi detached property situated in a convenient location. Three bedrooms. Spacious lounge/dining room. Double glazing and gas central heating. Good size garden. Single garage. Convenient for access to the M4 and Morriston hospital. Available with no onward chain. Well presented throughout.

Accommodation

Entrance Hall

Entered via double glazed entrance door. Stairs to the first floor accommodation with storage cupboard under. Single panel radiator. Laminate flooring.



Lounge/Dining Room (11' 6" x 22' 9") or (3.51m x 6.94m)

Double glazed window to front and french doors to rear. Living flame gas fire with back boiler set upon marble hearth and within ornate timber surround with marble inset. Laminate flooring. Double and single panel radiator.



Kitchen (9' 10" x 7' 8") or (2.99m x 2.34m)

Double glazed window to rear. Fitted kitchen incorporating a porcelain sink and single drainer. Integrated electric double oven and ceramic hob with extractor over. Under counter provision for a washing machine and dishwasher. Space for freestanding fridge/freezer. Single panel radiator.



W.C.

Suite comprises close coupled WC and a wall mounted wash hand basin.

FIRST FLOOR ACCOMMODATION

Landing

Double glazed window to side.

Bedroom 1 (12' 6" x 9' 1") or (3.81m x 2.76m)

Double glazed window to front. Fitted wardrobes. Single panel radiator.





Bedroom 2 (10' 1" x 9' 5") or (3.07m x 2.86m)

Double glazed window to rear. Fitted wardrobes with sliding mirrored doors. Single panel radiator.



Bedroom 3 (6' 11" x 6' 0") or (2.11m x 1.83m)

Double glazed window to front. Single panel radiator.



Bathroom

Double glazed window to rear. Suite comprises WC with concealed cistern, wash hand basin set upon a vanity unit and a panelled bath with electric shower over. Ceramic tiling to walls and floor. Chrome heated towel rail.

External To Front

To the front of the property there is a low maintenance gravelled garden. Side pedestrian access to the rear garden.

External To Rear

To the rear of the property there is a patio area which extends to a garden which is laid to lawn. There is a further Astro turf garden and a utility area with garden shed and greenhouse. Outside tap.



Garage (17' 7" x 7' 7") or (5.35m x 2.32m)

Entered via up and over garage door.

Broadband and Mobile phone

Ultra fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services

EPC Rating:60

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B



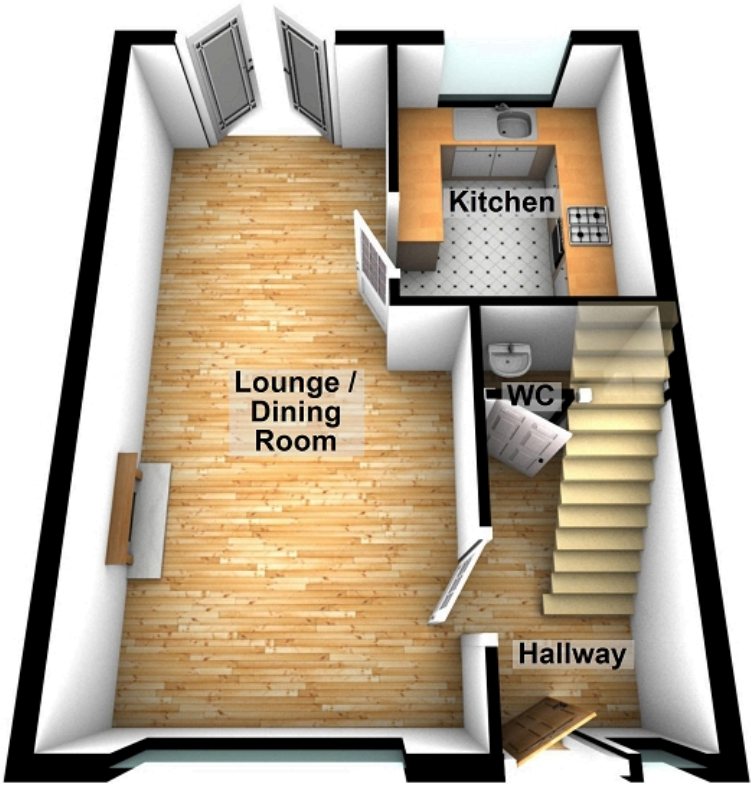




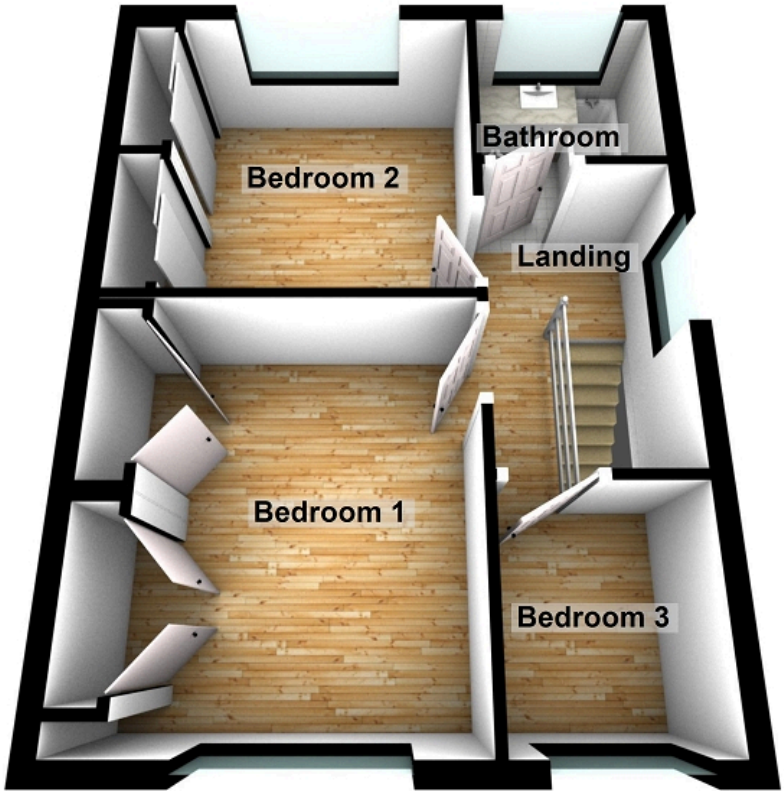




Ground Floor



First Floor



Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.