FOR SALE

£135,000 Freehold



Cefn Road, Bonymaen, SwanseaSA1 7HH

- Well-presented two-bedroom end-terrace home
- Kitchen/dining room with direct access to the rear garden
- Detached garage accessed via an unadopted rear lane
- Gas central heating
- Enclosed rear garden,
- Principal bedroom with useful walk-in wardrobe
- Ideal first-time purchase or investment opportunity
- Turn key, certified electrics & plumbing, new flooring throughout

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PROPERTY DESCRIPTION

A well-presented two-bedroom end-terrace home with detached garage, enclosed gardens and excellent links to Swansea city centre and the M4. Located within the popular residential area of Bonymaen, this attractive two-bedroom end-terrace property presents an excellent opportunity for first-time buyers, in and investors. Offering well-proportioned accommodation throughout, the accommodation is entered via entrance hallway, leading into a comfortable living room, ideal for both everyday living and entertaining, the kitchen/dining room provides space for family dining and offers direct access to the enclosed rear garden, creating an easy transition between indoor and outdoor living. To the first floor the principal bedroom benefits from a useful walk-in wardrobe, ideal for use as a dressing area or fitted wardrobe space, while the second bedroom offers fits a double bed with space for side table, and benefits from a flying freehold element over the adjoining property. A family bathroom completes the first-floor accommodation. Externally, the property is complemented by a lawned front garden and an enclosed rear garden, laid to lawn, A detached garage, accessed via an unadopted rear lane, offers valuable storage or off-road parking potential. Further benefits include gas central heating and on-street parking. Early viewing is highly recommended to fully appreciate the accommodation, outdoor space and convenient location this delightful home has to offer. Please refer to Ofcom checker for mobile signal and coverage. Tenure: Freehold (with flying freehold element). Council Tax: Band B. EPC Rating - C





ROOM DESCRIPTIONS

Hallway
Fitted carpet. Ceiling light fitting. White uPVC entrance door. Carpeted staircase leading to first floor.,

Living Room
4.499m x 3.000m (14' 9" x 9' 10") [Measurements taken to furthest point of room and into alcove]
Fitted carpet. White uPVC surround double glazed window to front. Radiator. Ceiling light fitting. Door to cupboard understairs.

Kitchen/Diner
4.791m x 2.680m (15' 9" x 8' 10") [Measurements taken to furthest point of room. Room tapers.]
Herringbone effect vinyl flooring. Well-appointed kitchen features wall and base units with paired laminate worktops. Integrated oven, electric hob, and stainless steel sink and drainer unit. Plumbed for washing machine. White uPVC surround double glazed window to front and side. Door to rear garden. Partial splash-back wall tiling in grey. Radiator. Wall mounted Baxi boiler. Space for dining.

First Floor Landing
First floor landing. Ceiling light fitting. Access to attic. Radiator. Doors leading to:-

Bedroom 1
3.555m x 2.417m (11' 8" x 7' 11") [Measurements taken to furthest point of room and into window space, not including walk-in wardrobe/dressing area]
Fitted carpet. White uPVC surround double glazed window. Ceiling light fitting. Radiator. Opening to alcove dressing area with ceiling light fitting.

Bedroom2
3.565m x 3.190m (11' 8" x 10' 6") [Measurements taken to furthest point of room and into narrow channel to hallway]
Fitted carpet. White uPVC surround double glazed window. Ceiling light fitting. Radiator.

Bathroom
2.695m x 3.235m (8' 10" x 10' 7") [Measurements taken to furthest point of room. Approximate due to Irregular shape]
Vinyl flooring in herringbone effect. Ceiling light fitting. White uPVC surround double glazed window with privacy glass. Bath with shower attachment. Pedestal wash hand basin. Low level WC. Splash-back wall tiling behind bath.

External
To the rear of the property is an enclosed garden, laid to lawn. Detached garage to rear, access via unadopted lane. Lawned garden to front.

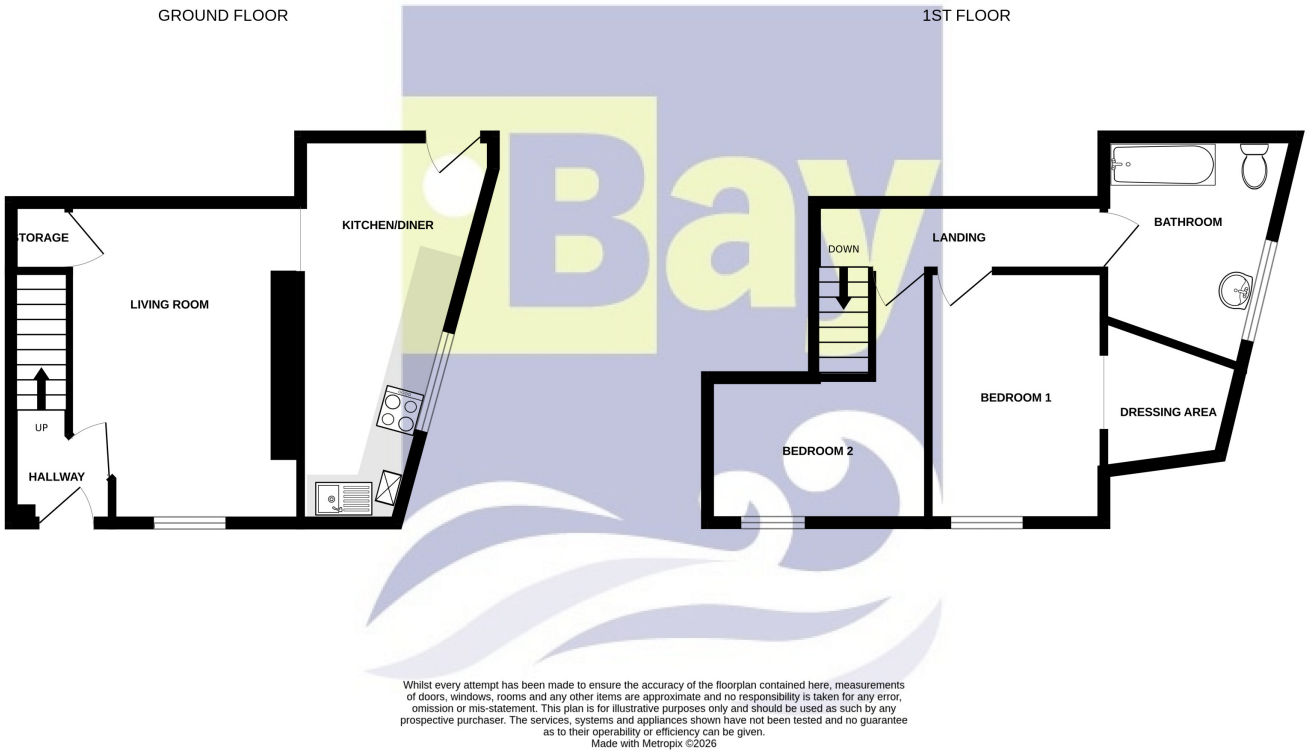
Tenure & Utilities
Tenure: Freehold (including a flying freehold element)
Council Tax: Band B

Disclaimer
All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. 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. Prospective purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

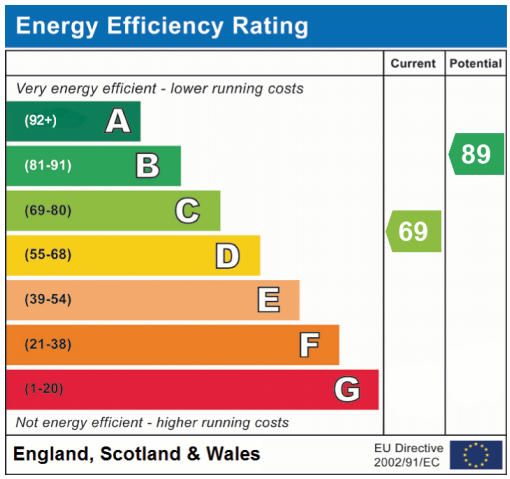




FLOORPLAN & EPC



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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