



7 Cranmer Court, Ravenhill SA5 5EW

£120,000

Beautifully Presented 3 Bed Property
Front & Rear Garden
South Facing Garden
Off Road Parking
Popular & Convenient Location

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DESCRIPTION

We are pleased to offer this immaculate family property, situated in the popular and convenient Ravenhill area of Swansea, enjoying easy access to local primary schools, Fforestfach Retail Park, Swansea City Centre & the M4 Motorway (J47). This property has been tastefully modernised by the owners which boasts a lovely kitchen and bathroom and benefits from a front and south facing rear garden. We feel this property would make a perfect family home as well as a first time buy, please contact the office for more information, as we don't believe it will be available for long.
EPC: D65

PORCH

Entered via double glazed door to front, radiator, tiled flooring, archway to;

KITCHEN

10'6 x 7'3 (3.20m x 2.21m)
Double glazed window to front, tiled floor, fitted with a range of wall and base units with worktop over, stainless steel sink and drainer, space for fridge/freezer, space and plumbing for washing machine, tiled splashback, 4 ring gas cooker, wall mounted combination boiler.

LOUNGE

16'1 x 15'3 (4.90m x 4.65m)

Textured ceiling, stairs to first floor, double glazed window to rear, double glazed patio doors to garden, two radiators.

FIRST FLOOR

LANDING

Double glazed window to side, carpet, access to loft, textured ceiling, doors to;

BEDROOM ONE

13'1 x 8'2 (3.99m x 2.49m)

Double glazed window to rear, carpet, radiator, textured ceiling.

BEDROOM TWO

10'4 x 8'1 (3.15m x 2.46m)

Double glazed window to rear, storage cupboard, textured ceiling, radiator.

BEDROOM THREE

7'3 x 6'8 (2.21m x 2.03m)

Double glazed window to rear, storage cupboard, textured ceiling, radiator.

BATHROOM

Double glazed window to rear, P shaped bath, Vinyl flooring, WC, pedestal wash hand basin with storage underneath, heated towel rail & water proof panelling.

EXTERNALLY

There are two parking spaces to front. There is an enclosed rear garden and a patio area.

SERVICES

We are advised that mains services are

connected to the property.

VIEWING

By appointment with the selling Agents on 01792 653508 or e-mail swansea@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Swansea Office, proceed through onto Mansel Street. Continue over the traffic lights and through onto Alexandra Road. Filter left onto Dyfatty Street. At the traffic lights, take a left-hand turn onto Carmarthen Road. Continue along Carmarthen Road over the Cwmbwrla roundabout. Proceed through to the main traffic lights at Fforestfach. Take a right-hand turn at the traffic lights onto Ravenhill Road. Take the next left onto Middle Road. Take the third right onto Courtlands Way. Follow the road around and take the second turning left into Cranmer Court where the property will be found on your left.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(82-100) A		
(81-91) B			(67-81) B		
(69-80) C			(55-66) C		
(55-68) D			(39-54) D		
(39-54) E			(25-38) E		
(21-38) F			(11-24) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

**John.
Francis**