

LEASEHOLD



House - Semi-Detached

# 41 HEOL CAMLAN, BIRCHGROVE, SWANSEA, SA7 9LJ

Offers in the region of

## £100,000

### FEATURES

- CHAIN FREE
- FRONT AND BACK GARDEN
- ADDITIONAL W/C
- SEMI DETACHED
- PROBATE GRANTED
- GARAGE
- 1 BEDROOM
- RENOVATION



THE  
**ESTATES  
AGENT**  
PROPERTY SALES & MANAGEMENT

# 1 Bedroom House - Semi-Detached located in Swansea

Call us on

020 3859 5311

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Welcome to this charming property located on Heol Camlan in the lovely area of Birchgrove, Swansea. This delightful semi-detached house offers a cosy reception room, perfect for relaxing after a long day. With one bedroom and one bathroom, this property is ideal for a single person or a couple looking for a peaceful retreat.

Situated on a generous plot, this home boasts both front and back gardens, providing ample space for outdoor activities or simply enjoying the fresh air. The convenience of a garage ensures that you never have to worry about finding a spot after a busy day out.

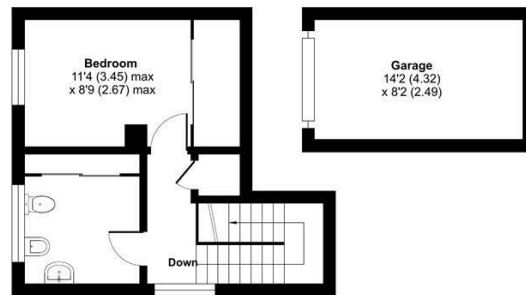
This property comes with the added benefit of being chain-free and probate granted, making the buying process smoother and hassle-free. With approximately 50 years remaining on the lease, this home offers a secure investment opportunity for those looking to settle down in a tranquil neighbourhood.

While the property may require some modernisation, this presents a fantastic chance for you to add your personal touch and increase its value over time. Whether you are a first-time buyer, an investor, or someone looking to downsize, this house has the potential to become the home of your dreams with a little TLC.

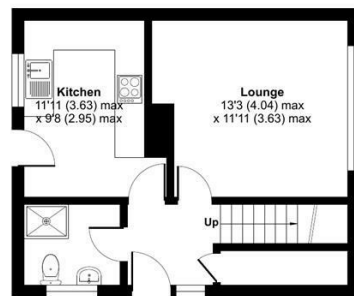
Don't miss out on this wonderful opportunity to own a piece of Birchgrove - schedule a viewing today and envision the possibilities that this property holds for you!

## Heol Camlan, Birchgrove, Swansea, SA7

Approximate Area = 691 sq ft / 64.1 sq m  
 Garage = 116 sq ft / 10.7 sq m  
 Total = 807 sq ft / 74.8 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2024. Produced for The Estates Agent (TEA). REF: 1123167

## Council Tax Band

**B**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>34</b>	
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.