



48 Rhydycoed, Birchgrove, Swansea, City And County of Swansea. SA7 9PE



£160,000

Main Features

- No Onward Chain!
- Detached Bungalow
- Off Road Parking & Garage
- Some Refurbishment Required
- uPVC Double Glazing & Gas Fired Heating
- Need a Mortgage? We Can Help!

General Information

At the foot of a Cul-de-sac, we have to offer for sale a substantial freehold individually extended detached three double bedroomed bungalow needing some refurbishment. The property benefits from having uPVC double glazing, gas fired heating and off road parking to a garage. Good potential is offered.

GROUND FLOOR

Entrance Vestibule

(16' 5" x 6' 7") or (5.00m x 2.00m)
Tiling to the floor and radiator.

Lounge

(13' 1" x 12' 6") or (4.00m x 3.80m)
Large Bow window to the front aspect, two radiators and a fireplace.

Kitchen

(11' 6" x 8' 2") or (3.50m x 2.50m)
Appointed with a range of matching sink, base and wall units, a uPVC double glazed window to the rear and a 'Worcester' gas fired boiler serving domestic hot water and central heating. Tiling to floor and walls.

Inner Hall

Radiator.

Bedroom Three

(12' 6" x 9' 2") or (3.80m x 2.80m)
uPVC double glazed window to the rear, built in wardrobes, carpeted flooring and radiator.

Bedroom Two

(16' 9" x 7' 3" Max) or (5.10m x 2.20m Max)
uPVC double glazed window to the rear, carpeted flooring and radiator.

Bedroom One

(20' 0" x 8' 0") or (6.10m x 2.45m)
uPVC double glazed window to the rear, carpeted flooring and two radiators.

Bathroom

Comprising of a coloured suite with electric shower over bath, low level WC and pedestal wash hand basin. A frosted uPVC double glazed window, radiator, tiled flooring and walls.

EXTERNALLY

Gardens

Low maintenance brick paved garden to the front with a brick paved drive leading to a garage, with side access to the rear garden and steps leading up to the patio area.

Mortgage Advice

For a free no obligation mortgage review, please contact our Neath branch on 0330 056 3555 and ask to speak to one of our advisors. (fees may apply only on mortgage completion)

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding

D

Current heating type

Gas

Tenure (To be confirmed)

Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including £180,000 0% The portion over £180,000 up to and including £250,000 3.5% The portion over £250,000 up to and including £400,000 5% The portion over £400,000 £400,000 up to and including £750,000 7.5% The portion over £750,000 up to and including £1,500,000 10% The portion over £1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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