



Heol Yr Eithen, offers over £100,000

- Three bedroom Mid-terraced
- Close to Morrision Hospital
- No ongoing chain
- Council Tax - Band A
- Ex-local authority property
- EPC Rating: D



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About the property

Introducing a fantastic opportunity to own a spacious three-bedroom mid-terraced property nestled in the heart of Cwmrhydyceirw, Swansea. This ex-local authority home boasts a prime location just moments away from essential amenities, including Morriston Hospital, Morriston Comprehensive School, and Cwmrhydyceirw Primary School, offering unparalleled convenience for families and professionals alike. Enjoy easy access to leisure facilities and educational institutions, enhancing the quality of everyday life. Commuters will appreciate the accessible links to the M4 motorway, facilitating seamless travel to neighbouring areas. With the added benefit of no ongoing chain, seize the chance to make this property your own and embrace a comfortable and convenient lifestyle in this vibrant community.

Accommodation

Entrance Porch

Enter via a UPVc double glazed door to the front of the property, UPVc double glazed window to the side of the property, vinyl flooring and opening through to the entrance hallway.

Entrance Hallway

Continuation of the vinyl flooring from the entrance porch, carpeted staircase to the first floor, doors to both the lounge/diner and the kitchen.

Lounge/Diner - 17' 10" max x 11' 4" max plus recess (5.44m max x 3.45m max plus recess)

UPVc double glazed window to the front of the property, UPVc double glazed French doors to the rear of the property, laminate flooring, part panelled walls and radiator.

Kitchen - 8' 9" x 10' 1" (2.67m x 3.07m)

UPVc double glazed window to the rear of the property, continuation of the vinyl flooring from the entrance hallway. Range of wall and base units with worktops over, sink with lever taps. Space for freestanding oven, under counter space for appliances. Radiator.



Rear Hallway

Continuation of the vinyl flooring, UPVc double glazed window to the side and UPVc double glazed door to the side leading to the rear garden. Door to downstairs cloakroom. Radiator.

Cloakroom

UPVc double glazed obscured glass window to the rear of the property, continuation of the vinyl flooring, WC, wash hand basin with lever taps and radiator.

First Floor

Landing

Continuation of the fitted carpet from to staircase to the landing area, UPVc double glazed window to the front of the property part way up the stairs, Loft access and doors to all three bedrooms plus the family bathroom.

Bedroom One - 13' max x 9' 4" max (3.96m max x 2.84m max)

UPVc double glazed window to the rear. Fitted carpet.

Bedroom Two - 9' 6" max x 11' 6" max (2.90m max x 3.51m max)

UPVc double glazed window to the rear, laminate flooring and radiator. Built in alcove storage.

Bedroom Three - 9' 10" max x 8' 2" max (3.00m max x 2.49m max)

UPVc double glazed window to the front, fitted carpet and radiator. Wall mounted combi boiler.

Bathroom

UPVc double glazed window to the front of the property, vinyl flooring and part tiled walls, Panelled bath with separate hot and cold lever taps and wall mounted electric shower. Wash hand basin with separate hot and cold taps, WC and radiator.

Externally

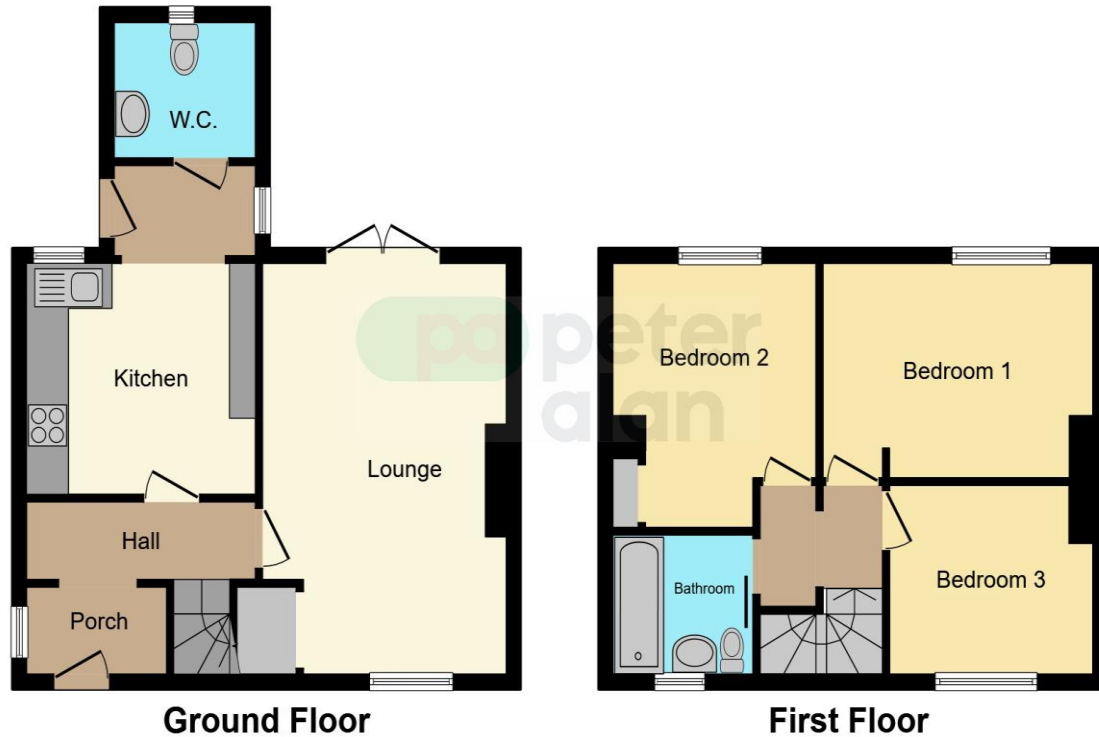
To the front the property benefits from a small enclosed garden area, path to the side which provides access to the front entrance. Shared side access to the rear garden.

To the rear there is an enclosed garden, with a spacious patio area, steps to the lawn area with space for outdoor sheds. Raised flower border to the rear.

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Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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