



Y Berllan, Llangyfelach offers over £110,000

- 1 bedroom house
- Cul-de-sac location with off road parking
- Ideal First time buy or buy to let investment
- Council tax band A
- No ongoing chain
- EPC Rating: C





About the property

Discover serenity and convenience in this charming 1-bedroom property nestled within the sought-after development of Llangyfelach, Swansea. With vacant possession and no ongoing chain, this home offers immediate availability for those eager to settle in or invest. Boasting a recently installed combo boiler, a valid EICR, and wired smoke detectors, it ensures modern comfort and safety. Ideal for First time buyers or Buy-to-Let investors, its turnkey readiness promises hassle-free management. Enjoy the luxury of off-road parking and a private garden, all within the tranquil confines of a quiet cul-de-sac. Don't miss the opportunity to make this property your own.

Accommodation

Porch

Porch area to the front of the property with utilities storage to the side.

Lounge/Diner

15' 7" max x 13' 1" max (4.75m max x 3.99m max)

UPVc double glazed windows to the front and side of the property. Laminate flooring, 2 x radiators, carpeted metal spiral staircase to the first floor, door to the kitchen area.

Kitchen

6' 7" x 5' 10" (2.01m x 1.78m)

UPVc double glazed window to the front of the property, range of matching wall and base units with laminate worktops over. Stainless steel sink with mixer taps, and part tiled walls. Built under electric over with electric hob. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer.



First Floor

Small carpeted landing area with doors to both the bedroom and the bathroom.

Bedroom

13' 1" x 7' 11" plus wardrobe recess (3.99m x 2.41m plus wardrobe recess)

UPVc double glazed window to both the front and side of the property. Fitted carpets, built in double wardrobe with sliding mirrored doors. Built in airing cupboard housing recently installed wall mounted combi boiler.

Bathroom

UPVc double glazed window to the front of the property fitted with obscured glazing, Vinyl flooring. Wash hand basin, WC and separate shower cubicle comprising; tray, wall mounted shower and glass enclosure. Radiator and shaver power points.

Externally

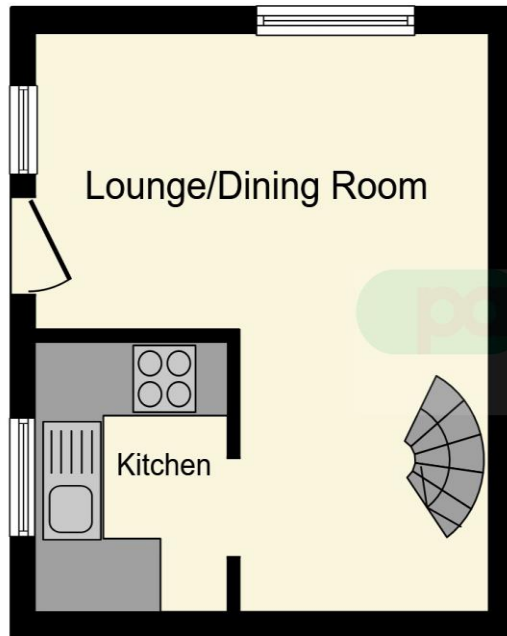
Access to the rear with paved path to the front door. Private garden laid to lawn offering potential to landscape or simply offering space to add a conservatory.

There is also allocated tandem parking for 2 cars included with the property.

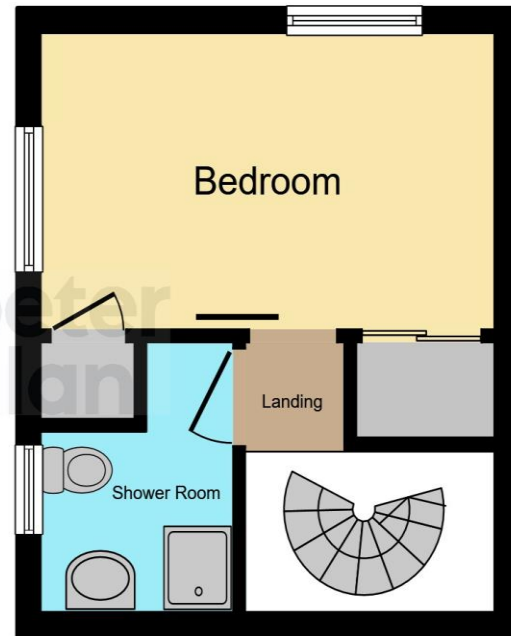
Additional Information

This property complies with current Rent Smart Wales regulation with a new boiler having been installed in March 2024 complete with gas safe certification and warranty. The 5 year EICR is dated march 2023 and the property has wired smoke detectors installed.

Floorplan



Ground Floor



First Floor

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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