



## Clos Cadno, ##Invalid £140,000

- No Chain
- Ideal First Time Buy or Investment
- Off Road Parking
- Recently Fitted Boiler
- council tax band C
- EPC Rating: C



2 1 1



## About the property

No Chain!!

Discover this delightful two-bedroom mid-terrace property, perfectly positioned in close proximity to Morriston Hospital. Ideal for investors and first-time buyers alike, this home offers a blend of comfort and convenience, with excellent transport links to the city centre and local schools. Benefitting from a recently fitted boiler ensuring energy efficiency and an electrical inspection in June 2023, offering peace of mind for the new owners.

Briefly comprising: living room and kitchen to the ground floor and two bedrooms and bathroom to first floor. A private outdoor space perfect for relaxing, gardening, or entertaining guests and offroad parking to the front. Just a short walk from Morriston Hospital, ideal for healthcare professionals or those seeking quick access to medical services. Easy access to the city centre and nearby schools, making it a practical choice for families and commuters.

This property offers an excellent opportunity to invest in a thriving community or to secure a comfortable and well-connected first home. Don't miss out on this fantastic opportunity-arrange a viewing today!



## Accommodation

### Living Room

11' 8" x 15' 6" Max ( 3.56m x 4.72m Max )  
Carpeted, stairs to first floor, window to front

### Kitchen

11' 8" x 9' 2" ( 3.56m x 2.79m )  
Range of base and wall units with worktops over.  
Spaces for appliances, sink and draining board.  
Window and door to rear

### Landing

Leading to

### Bedroom One

11' 8" x 9' 2" ( 3.56m x 2.79m )  
Window to the rear

### Bedroom Two

11' 8" x 8' 9" ( 3.56m x 2.67m )  
Window to the front

### Bathroom

Bath with overhead shower, WC and sink. Frosted window.

### External

To the front there is a driveway offering off road parking. The rear garden is enclosed with patio and lawn areas.

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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](http://www.focalagent.com)

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