



## Bethel Road, £260,000

- No Chain
- Ideal Family Home
- Renovation Needed
- EPC Rating: E



4 2 3



## About the property

Viewing Highly recommended

Peter Alan Morrison are pleased to offer this spacious detached 4 bedroom property, situated in the sought after area of Llansamlet. Located within walking distance to local shops and amenities, plus public transport via bus & train close-by and good motorway links with the M4 being less than 2 miles away.



## Accommodation

<b>Hall</b>	14' 4" x 10' 1" ( 4.37m x 3.07m )
14' 5" x 5' 8" ( 4.39m x 1.73m )	<b>Bedroom 3</b>
<b>Lounge</b>	13' 6" x 10' 4" ( 4.11m x 3.15m )
14' 5" x 11' 2" ( 4.39m x 3.40m )	<b>Bedroom 4</b>
<b>Kitchen</b>	5' 9" x 6' 5" ( 1.75m x 1.96m )
14' 2" x 10' 3" ( 4.32m x 3.12m )	<b>Bathroom</b>
<b>Dining Room</b>	5' 7" x 10' 5" ( 1.70m x 3.17m )
13' 1" x 11' 8" ( 3.99m x 3.56m )	<b>Wc</b>
<b>Lounge Two</b>	3' 5" x 5' 8" ( 1.04m x 1.73m )
14' 2" x 10' ( 4.32m x 3.05m )	<b>Landing</b>
<b>Garage</b>	12' 1" x 13' 9" ( 3.68m x 4.19m )
14' 5" x 9' 1" ( 4.39m x 2.77m )	
<b>Store</b>	
6' 9" x 9' 1" ( 2.06m x 2.77m )	
<b>Bedroom 1</b>	
14' 4" x 10' 4" ( 4.37m x 3.15m )	
<b>Bedroom 2</b>	

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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)

## Important Information

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