



Clydach Road, offers over £150,000

- Off Road Parking and Driveway
- Close Links To M4 Corridor
- Large Rear Garden
- 999 Year Lease From 1906
- Opportunity to add your own stamp to the property
- Ground Rent and Service Charge total £4.90 annually
- EPC Rating: C



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About the property

Peter Alan are delighted to offer for sale this traditional three bedroom Semi detached home in very sought after location in Ynysforgan. This ideal family home offers great transport links to M4 Motorway, Morriston Hospital and Morriston Comprehensive School.

This three bedroom semi-detached property offers an excellent opportunity for refurbishment, making it an ideal purchase for first-time buyers looking to step onto the property ladder or investors seeking a promising addition to their portfolio.

The accommodation comprises a generously sized lounge, kitchen, three bedrooms and bathroom as well as off road parking and a garage. While the property would benefit from modernisation, it provides a solid foundation with plenty of potential for personalisation and improvement.

Offered for sale with no onward chain, this is a fantastic opportunity to acquire a home in a well-connected area with strong rental and resale potential. Whether you're looking for your first home or a project to renovate, this property has plenty to offer.



Accommodation

Hall

13' 8" x 6' (4.17m x 1.83m)

14' 8" x 3' 4" (4.47m x 1.02m)

Reception Room One

10' 7" x 11' 7" (3.23m x 3.53m)

Reception Room Two

11' 5" x 12' 5" (3.48m x 3.78m)

Kitchen

9' 9" x 7' 8" (2.97m x 2.34m)

Shower Room

5' 6" x 8' 2" (1.68m x 2.49m)

Bedroom One

11' 5" x 8' 3" (3.48m x 2.51m)

Bedroom Two

9' 2" x 10' (2.79m x 3.05m)

Bedroom Three

8' 3" x 6' (2.51m x 1.83m)

Landing

01792 798201

morrison@peteralan.co.uk

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

Important Information

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