



**£160,000**  
leasehold

**Naiad Road,  
Pentrechwyth SA1 7FB**

- EPC Rating: C
- Two bedrooms
- Garage
- Virtual viewing available
- Close to Morfa retail park, and City Centre





## About The Property

This well presented coach house located on a popular modern development within Swansea. Convenient for Morfa Retail Park, Swansea city centre and attractive riverside walks. The property benefits from a garage to the front, and parking space to the rear. The accommodation consists of landing, lounge, which is open to the kitchen, two bedrooms, and bathroom. This modern property would suit a first time buyer looking to live in a convenient and quiet location; or also an ideal purchase for an investment. To view the property please call a member of the team today.





## Entrance Hall

Steps up to landing which is fitted with carpet, has a window, radiator, two storage cupboards, with doors leading to:

## Lounge

17' 7" x 11' 3" (5.36m x 3.43m)  
Spacious room fitted with carpet, two windows, and radiator. Door way to kitchen

## Kitchen

13' 11" x 7' 1" (4.24m x 2.16m)  
Wall and base units, with counter over. Stainless steel sink. Gas hob with hood over. Window to the rear, and radiator. Space for washing machine, and fridge freezer.

## Bedroom One

12' 1" x 10' 5" (3.68m x 3.17m)  
Spacious room, fitted with carpet, radiator and window.

## Bedroom Two

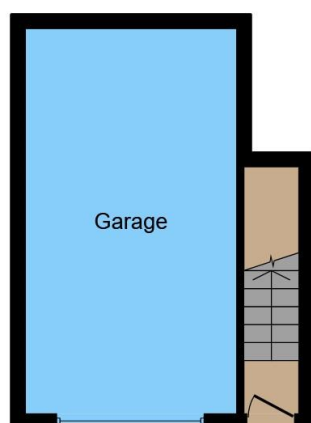
12' 1" max x 10' 2" (3.68m max x 3.10m)  
Fitted carpet, window, and radiator. L shaped room with space for a desk which can be used as a home office. Storage cupboard.

## Bathroom

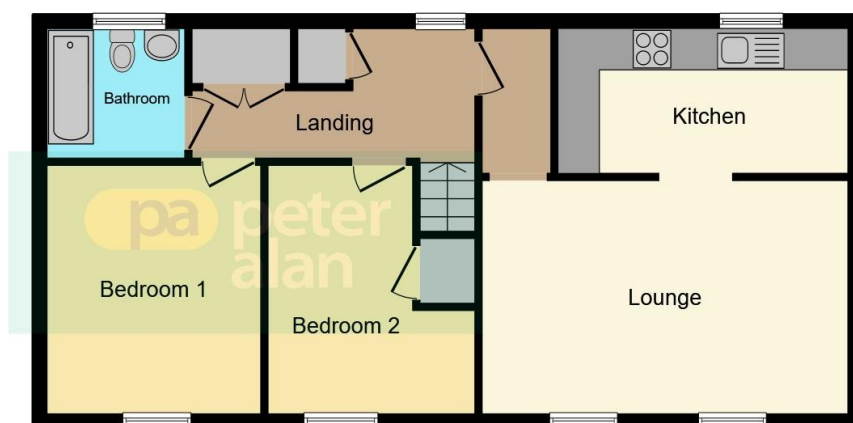
Three piece bathroom suite consisting of, WC, wash hand basin, and bath with shower over. Tiled splash back, obscure window, and radiator

## Garage

Full electric garage with storage room to the side



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

