



Clos Aderyn Du, £175,000

- Well Presented Home
- Driveway
- Conservatory
- Council Tax Band B
- Low Maintenance Rear Garden
- EPC Rating: C



 2  1  2



About the property

A well-presented modern 2 bedroom home located on a Cul-De-Sac in Gendros, Swansea. Its location provides convenient access to the local schools, Swansea City Centre, Fforestfach Retail Park and the M4 Motorway. The accommodation is set over two floors and briefly comprises; Entrance hall, lounge, kitchen/diner and conservatory. On the first floor are the two bedrooms and family bathroom. Externally the property offers a driveway to the front and to the rear an enclosed garden which is laid with patio and has a small shed for storage. We feel this property would best suit a first time buyer or investment purchase. Please call Peter Alan Swansea to arrange a viewing or book 24/7 on our website.

Accommodation

Entrance Hall

Living Room

9' 1" Max x 13' 1" (2.77m Max x 3.99m)
Carpeted, window to the front, door to kitchen

Kitchen/diner

8' 1" x 12' 1" (2.46m x 3.68m)
Tiled flooring, range of base and wall units with work top over, integrated oven, electric hob and hood, sink and draining board. Space for washing machine and fridge/freezer. Window and double doors to conservatory

Conservatory

10' x 7' 1" (3.05m x 2.16m)
Laminate flooring, windows to sides and rear with door to garden



Landing

Carpeted, attic hatch and window to side. Leading to;

Bedroom One

10' 1" x 12' 1" (3.07m x 3.68m)

Carpeted, cupboard with water tank and window to front

Bedroom Two

11' 5" x 6' 1" (3.48m x 1.85m)

Carpeted, window to rear

Bathroom

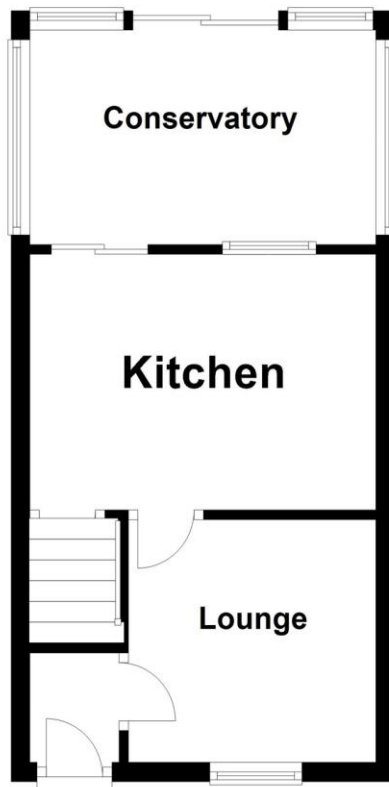
Tiled floor and part walls, bath with overhead shower, WC and wash hand basin with frosted window to the rear

External

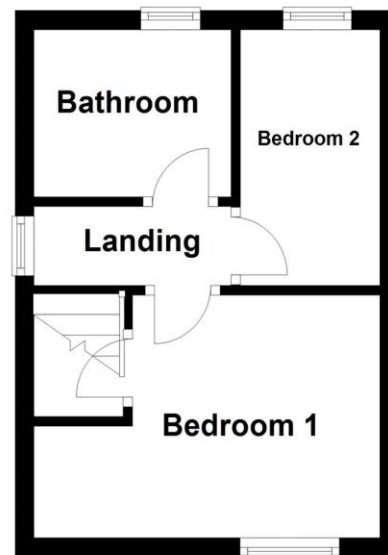
To the front of the property there is a driveway for two cars while the rear garden is fully enclosed with side access and a patio area.

Floorplan

Ground Floor



First Floor



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.