



Heol Cadifor, offers over £130,000

- No Chain
- Ideal First Time Buy Or Investment
- Downstairs Cloakroom & Upstairs Family Bathroom
- Off Street Parking
- Council Tax Band - B
- EPC Rating: D



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About the property

Available with no chain for sale is this ideal first time buy or investment home situated in the popular area of Penlan, Swansea it is conveniently located to both Welsh and English schools, shops and a short trip into Swansea City Centre.

There is a driveway to the front of the home while inside the property comprises: Entrance hall, living room, cloakroom and kitchen with spaces for washing machine, fridge/freezer and ample storage to the ground floor and three bedrooms, all having integrated storage cupboards, and family bathroom to the first floor.

Externally there are front and rear gardens with the rear garden is of a generous size and fully enclosed, benefiting from patio seating area and mature shrubbery.

Viewing is recommended to fully appreciate the properties good size and position. To arrange a viewing please call us today on 01792 641481.

Accommodation

Entrance Hall

Cloakroom

Lounge

17' 1" Max x 11' 1" Max (5.21m Max x 3.38m Max)

Kitchen

10' 3" x 10' 1" (3.12m x 3.07m)

Landing

Bedroom One

11' x 10' 1" (3.35m x 3.07m)

Bedroom Two

12' x 10' 1" (3.66m x 3.07m)

Bedroom Three

11' 1" x 6' 1" (3.38m x 1.85m)



Bathroom

Floorplan



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.