



## Carig Crescent, offers over £110,000

- Off Road Parking & A Garage
- Perfect Investment Purchase
- Low Maintenance Enclosed Rear Garden
- Sought After Location
- Sold With No Onward Chain
- EPC Rating: Awaited



 3  2  1





## About the property

Nestled in the vibrant and sought-after area of Mayhill, Swansea, this delightful three-bedroom semi-detached property offers the perfect blend of comfort, space, and convenience. Ideal for families, first-time buyers, or investors, the home boasts with well-proportioned rooms throughout. The ground floor features a spacious living room full. Further to the living area is a practical kitchen with ample storage and workspace, ready to accommodate all your culinary needs with a shower room completing the ground floor. Upstairs, you'll find three bedrooms, each offering versatility and comfort, alongside a bathroom. Externally the property has a driveway with access to a garage. To the rear is an enclosed garden. The property benefits from double glazing and gas central heating, ensuring a cozy environment year-round.

## Accommodation

### Entrance Hall

### Lounge

14' 2" maximum x 11' 9" maximum ( 4.32m maximum x 3.58m maximum )

### Kitchen

12' 3" x 8' 4" ( 3.73m x 2.54m )

### Shower Room





## First Floor

### Bedroom 1

8' 6" x 11' 6" ( 2.59m x 3.51m )

### Bedroom 2

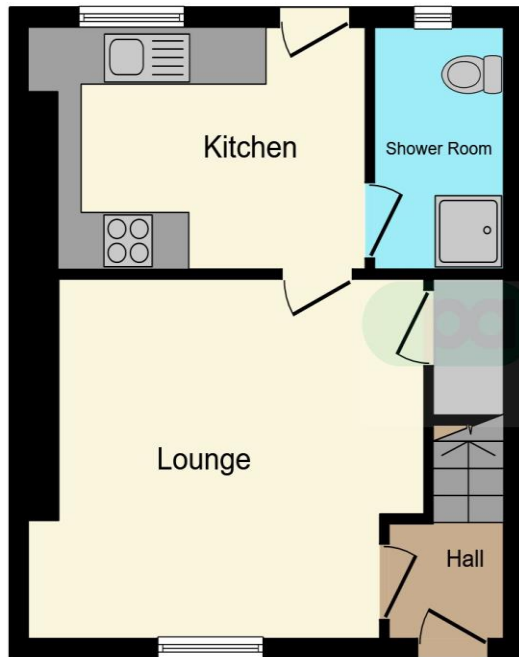
9' 1" x 9' 1" ( 2.77m x 2.77m )

### Bedroom 3

8' 8" x 8' 3" ( 2.64m x 2.51m )

### Bathroom

## Floorplan



**Ground Floor**



**First Floor**

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