



## Aneurin Way, £160,000

- Close to local schools, shops & bus routes
- Excellent potential for modernisation
- Sold with no chain
- Council Tax: C
- EPC: C
- Three Bedrooms
- EPC Rating: C



 3
  1
  1





## About the property

This three-bedroom mid-terrace property is located in the residential area of Sketty, Swansea. All viewings to be arranged through Peter Alan on 01792 641481.

## Accommodation

### Entrance Hallway

18' x 3' 7" ( 5.49m x 1.09m )

### Bathroom

7' 6" x 6' 7" ( 2.29m x 2.01m )

### Cloakroom

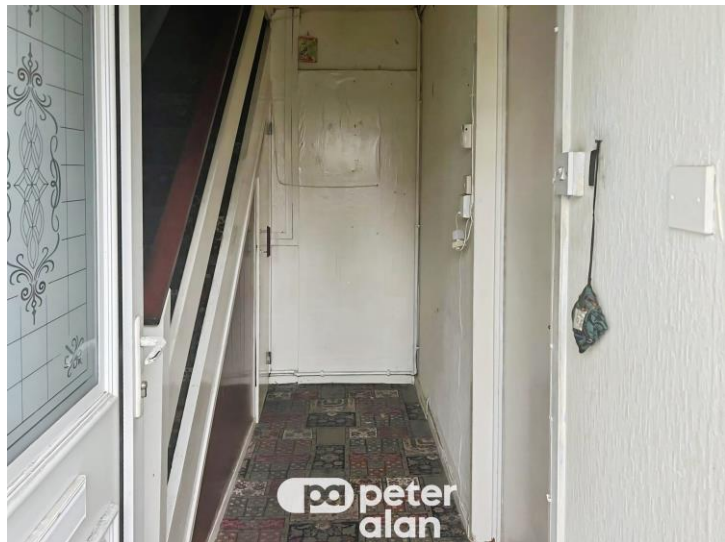
2' 11" x 2' ( 0.89m x 0.61m )

### Bedroom One

### Bedroom Two

11' 2" x 10' 10" ( 3.40m x 3.30m )





**Living Room/ Kitchen Area**

32' 1" x 12' 1" ( 9.78m x 3.68m )

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## Floorplan

## 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.

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