



Granogwen Road, Mayhill Swansea

offers over £140,000

- Modern three bedroom property
- Potential for a fourth bedroom
- Ground floor living room and second reception room
- Kitchen and conservatory
- EPC Rating: D



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About the property

Situated on Granogwen Road in Swansea, this modern and generously proportioned property offers flexible living space ideal for families or investors alike. Currently arranged as a three-bedroom home, the property provides excellent potential to create a fourth bedroom by utilising the second reception room on the ground floor.

The ground floor comprises a welcoming front porch, a spacious living room, an additional reception room, a well-appointed kitchen, a conservatory overlooking the garden, and a ground-floor bathroom. The layout offers plenty of versatility and an abundance of natural light throughout.

To the first floor are three well-sized bedrooms and a modern family bathroom. Externally, the property benefits from a large front/rear garden, providing ample space for outdoor entertaining, family use, or further enhancement.

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.

Accommodation

Living Room

18' 10" x 12' 3" (5.74m x 3.73m)

Dining Room/Bedroom 4

11' 5" x 7' 9" (3.48m x 2.36m)

Bathroom Downstairs

Conservatory

8' 9" x 5' 7" (2.67m x 1.70m)

Kitchen

Bedroom 1

12' 3" x 10' 1" (3.73m x 3.07m)

Bedroom 2

9' 11" x 8' 9" (3.02m x 2.67m)

Bedroom 3

10' 11" x 8' 6" (3.33m x 2.59m)

Bathroom Upstairs