



Tan Y Marian Road, Mayhill Swansea

£115,000

- Three bedroom
- Conservatory/sitting area
- Generous reception room
- Would benefit from modernisation
- EPC Rating: Awaited



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About the property

Located on the popular Tan y Marian Road in Swansea, this traditional three-bedroom property presents an excellent opportunity for investors or buyers seeking a renovation project.

The ground floor comprises a spacious reception room, a fitted kitchen, and a conservatory-style sitting room that benefits from double doors opening directly onto the rear garden, creating a flexible living and entertaining space.

Upstairs, the property offers three well-proportioned bedrooms along with a family bathroom. Externally, the home benefits from a private rear garden and off-road gated parking to the front, a valuable feature for the area.

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

Livingroom

18' 10" x 10' 10" (5.74m x 3.30m)

Kitchen

Conservatory

Bathroom

Bedroom 1

8' 10" x 10' (2.69m x 3.05m)

Bedroom 2

10' 11" x 8' 8" (3.33m x 2.64m)

Bedroom 3

11' 6" x 9' 10" (3.51m x 3.00m)