



## Earl Street, £90,000

- 2 Reception Rooms
- 2 Bedroom
- Close to local amenities
- Nearby transport links and M4
- Could benefit from modernisation
- Large Low Maintenance Garden
- EPC Rating: D



 2  1  2





## About the property

Located on Earl Street in the popular area of Hafod, this two-bedroom property offers fantastic potential for buyers looking to put their own stamp on a home. The ground floor features two spacious reception rooms, providing flexible living and dining options, along with a convenient downstairs bathroom. The kitchen leads out to a generous low-maintenance garden, ideal for relaxing or entertaining.

Upstairs, the property offers two well-proportioned bedrooms. While the home requires modernisation throughout, it presents an excellent opportunity for investors, renovators, or first-time buyers seeking a property they can personalise.

Situated in the residential area with convenient parking available, this home is close to local amenities, transport links and Swansea City Centre.





## Accommodation

### Lounge

14' 9" x 11' 6" ( 4.50m x 3.51m )

### Dining Room

11' 9" x 10' 9" ( 3.58m x 3.28m )

### Bedroom One

10' 5" x 9' 10" ( 3.17m x 3.00m )

### Bedroom Two

14' 9" x 10' 2" ( 4.50m x 3.10m )

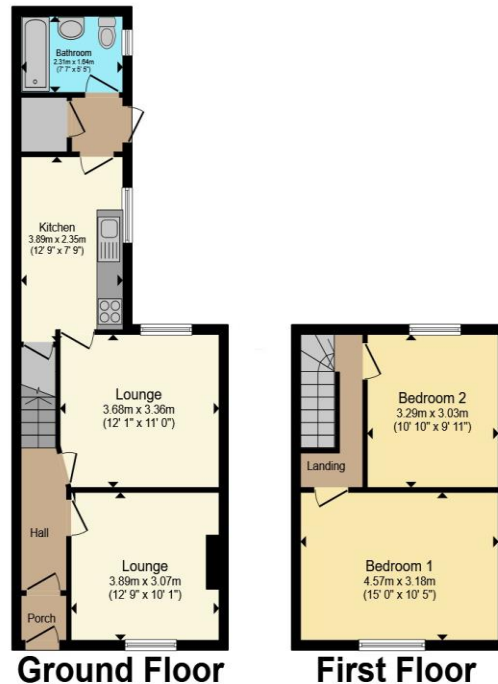
### Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved

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## Floorplan



Total floor area 76.1 m<sup>2</sup> (819 sq.ft.) approx

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