



47 Marlborough Road, Brynmill, Swansea, SA2 0DZ

Offers Over £240,000

A fantastic opportunity to purchase a recently refurbished three bedrooms middle terraced property in the heart of Brynmill. The refurbishment works include; electric wiring, plastering, plumbing, heating, doors, windows, new kitchen, bathroom and has all been decorated throughout.

The property boasts three double bedrooms, two reception rooms, kitchen/breakfast room and is located ideally for schools, university, Singleton Hospital, Brynmill park, City Centre, shops and local amenities making it the perfect family home.

The accommodation comprises to the ground floor; porch of a hallway, lounge, dining room, kitchen/breakfast room, utility area and cloakroom. On the first floor there are three double bedrooms and a bathroom. Externally there is a raised forecourt to the front and enclosed garden to the rear.

The Accommodation Comprises

Ground Floor

Entrance

Via front door with glazed panels to porch.

Porch 4'0" x 3'3" (1.21m x 0.99m)

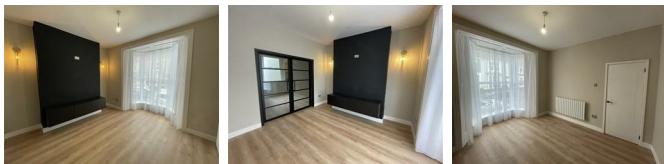
Door to hall.

Hallway 19'7" x 5'3" (5.98m x 1.59m)



Staircase to the first floor, laminate flooring, radiator.

Lounge 11'3" x 12'1" (3.44m x 3.68m)



Double glazed bay window to the front, double glass panelled doors to the dining room, feature wall with lighting and cabinet storage, laminate flooring, radiator.

Dining Room 12'4" x 10'1" (3.75m x 3.08m)



Double glazed window to the rear, alcove shelving with lighting, laminate flooring, radiator.

Kitchen/Breakfast Room 15'11" x 10'3" (4.85m x 3.13m)



Fitted with stylish charcoal wall and base units with contrasting white worktops breakfast bar, inset one and half bowl composite sink with drainer and swan neck mixer tap. Integrated microwave, electric oven and hob with concealed extractor hood. Double glazed window to the rear, laminate flooring, ceiling spotlights, radiator.

Utility Area 7'9" x 6'7" (2.36m x 2.00m)

Double glazed window and door to the rear, plumbed for washing machine, storage cupboard housing gas combination boiler.

Cloakroom



Low level w/c with concealed cistern, wash hand basin with vanity storage. Double glazed windows to the rear and side, laminate flooring, heated towel rail.

First Floor

Landing

Fitted carpet.

Bedroom 1 10'11" x 15'8" (3.33m x 4.77m)



Two double glazed windows to the front, feature fireplace with wooden surround, fitted carpet, radiator.

Bedroom 2 12'8" x 9'11" (3.86m x 3.02m)



Double glazed window to the rear, fitted carpet, radiator.

Bedroom 3 10'11" x 10'3" (3.32m x 3.13m)



Double glazed window to the rear, loft access, fitted carpet, radiator.

Bathroom 6'11" x 6'7" (2.11m x 2.01m)



Fitted with a white three piece suite comprising; panelled bath with hand held and rainfall shower head, low level w/c with hidden cistern and wash hand basin with vanity storage. Frosted double glazed window to the rear, part tiled walls, tiled flooring, heated towel rail.

External

Front Garden

Steps to a front forecourt.

Rear Garden

Enclosed rear garden.

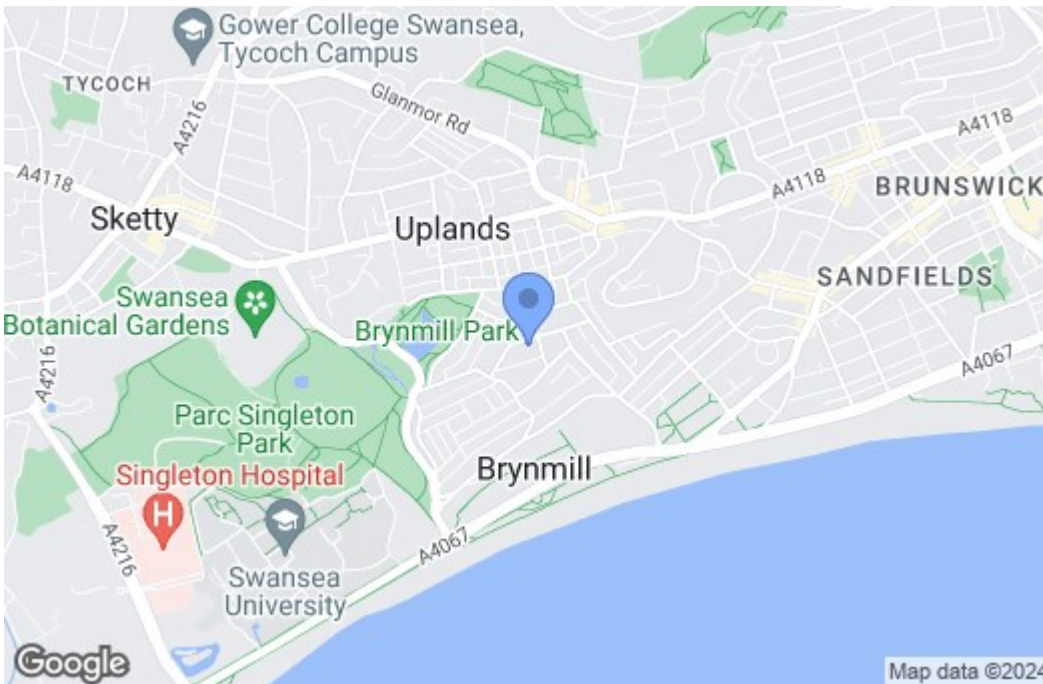
Tenure

Council tax band - D £1,782 (min)
Tenure - Freehold

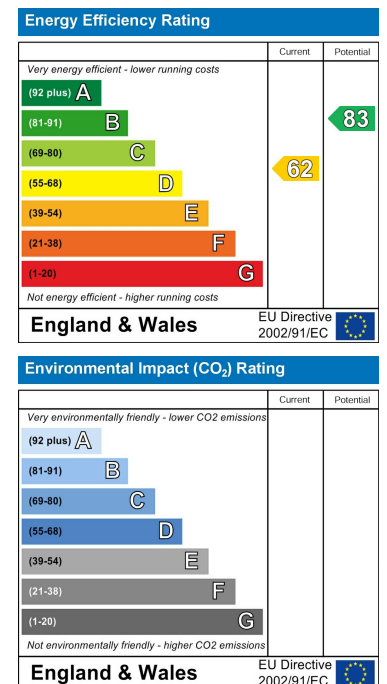
Floor Plan



Area Map



Energy Efficiency Graph



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