



34 Clos Cenawon, Cwmrhydyceirw, Swansea, SA6 6NE

Offers Over £170,000

Offered for sale with no chain, this two double-bedroom property is an excellent opportunity for a first-time buyer. Situated in a cul-de-sac, the house features a driveway and offers great links to the M4 corridor and the City Centre, making it ideal for commuters. Local amenities are conveniently located, with Morriston Town and the Enterprise Park just a short drive away. The ground floor includes a small entrance hall, lounge, and a kitchen/dining room with access to the rear garden. On the first floor, you'll find two double bedrooms and a bathroom, providing ample living space.

The Accommodation Comprises

Ground Floor

Hall

Entered via door to front, staircase to first floor.

Lounge 15'4" max x 14'5" (4.69m max x 4.41m)



Double glazed window to front, radiator.

Kitchen/Breakfast Room 11'3" x 14'5" (3.43m x 4.39m)



Fitted with a matching range of wall and base units with worktop space, 1+1/2 bowl stainless steel sink unit with tiled splashbacks, matching cupboard housing the boiler, built-in washing machine and tumble dryer, space for fridge/freezer, built-in electric oven and four ring gas hob with extractor hood over, two double glazed windows to rear, radiator, tiled flooring, double glazed door to rear leading to the garden.

Another Aspect Of The Kitchen/Dining Room



First Floor

Landing

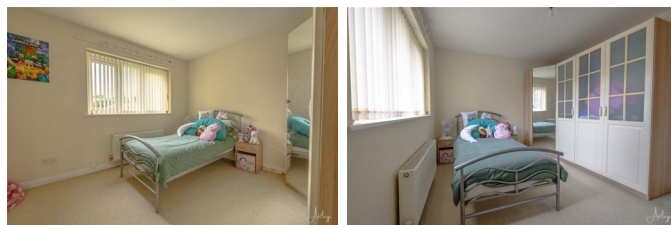
Access to the part boarded loft, storage cupboard.

Bedroom 1 9'10" x 14'5" (3.00m x 4.39m)



Two double glazed windows to rear, radiator.

Bedroom 2 10'0" x 12'2" (3.05m x 3.72m)



Double glazed window to front, built-in wardrobe, storage cupboard, radiator.

Bathroom



Three comprising bath with shower over, wash hand basin and WC, half tiled walls, heated towel rail, double glazed window to side.

External



To the front of the property is a lawned garden and side driveway with access leading to the rear garden. The rear garden and paved.

Agents Note

Tenure - Freehold

Council Tax Band - C

Services - Mains electric. Mains sewerage. Mains Gas.

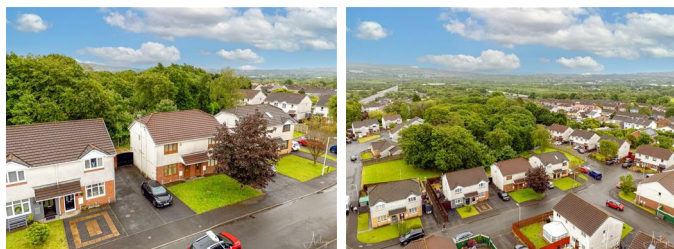
Mains water/Water Meter.

Mobile Coverage - EE Vodafone Three O2

Broadband - Basic 20 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability -BT Sky

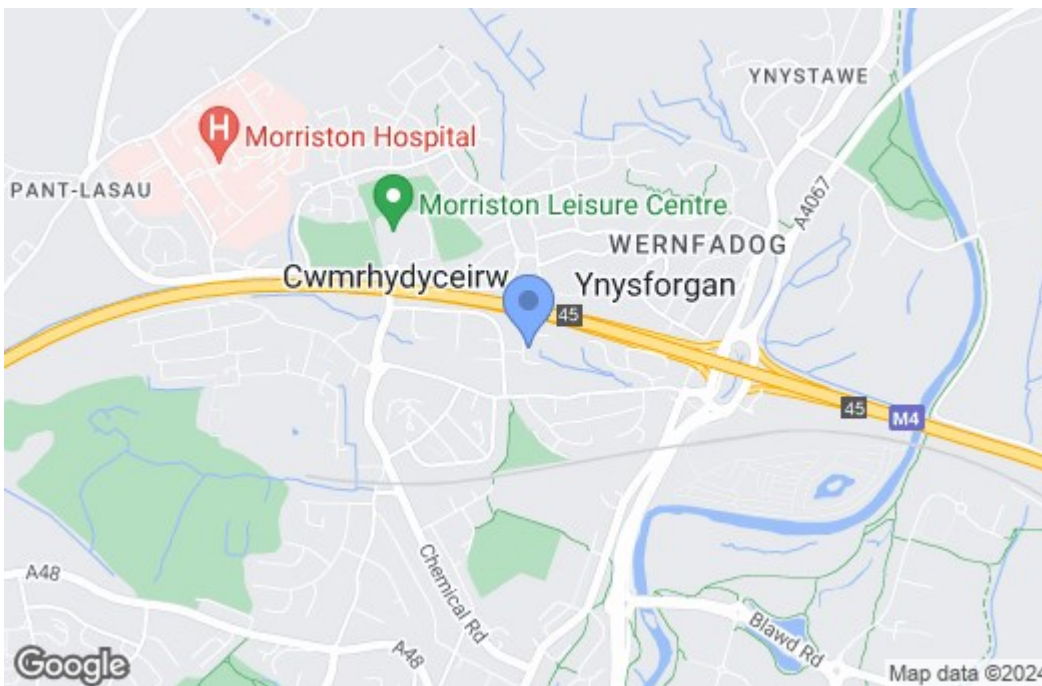
Aerial Images



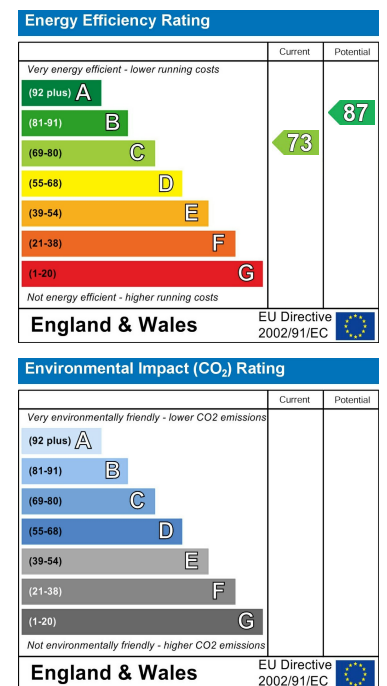
Floor Plan



Area Map



Energy Efficiency Graph



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