



7 Clos Aderyn Du, Gendros, Swansea, SA5 8EE

Offers Over £165,000

A two bedroom semi detached home, perfectly positioned in the popular area of Gendros. Offering easy access to local schools, shops and amenities, as well as superb transport links to Swansea City Centre and Morfa Retail Park, this property is ideal for first time buyers, young families or investors alike. The accommodation comprises a lounge, kitchen/diner, two bedrooms and a family bathroom. Externally, the home benefits from a driveway to the side with parking for up to two cars and side access leading to a generous enclosed South West facing rear garden, complete with a patio area ideal for entertaining and a lawned section providing plenty of space for children or relaxation. A property not to be missed early viewing is highly recommended.

The Accommodation Comprises

Entrance Hall

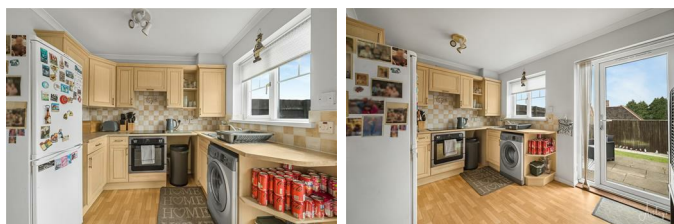
Staircase leading to the first floor, fitted carpet.

Lounge 13'8" x 8'10" (4.16m x 2.68m)



A reception room featuring a double glazed window to the front, a marble fireplace with surround, dado rail and coving to ceiling adding character. The room is finished with a fitted carpet, two additional wall lights and benefits from two radiators.

Kitchen/Diner 8'8" x 13'0" (2.64m x 3.95m)



Fitted with a matching range of base and eye-level units with worktop space over, incorporating a 1 bowl stainless steel sink. There is space for a fridge/freezer, slimline dishwasher and washing machine. A double glazed window overlooks the rear, with a large door providing access to the garden. Also featuring an understairs storage cupboard and finished with vinyl flooring.

Landing

Double glazed window to side, fitted carpet, access to loft.

Bedroom 1 10'4" x 9'9" (3.16m x 2.97m)



Double glazed window to front, built in storage cupboard containing wall mounted boiler, fitted carpet, radiator.

Bedroom 2 11'5" x 6'4" (3.49m x 1.94m)



Double glazed window to rear, fitted carpet, radiator.

Bathroom



Fitted with a three piece suite comprising a bath with shower over, wash hand basin and WC with tiled

splashes. A frosted double glazed window to the rear, complemented by vinyl flooring and a heated towel rail.

External



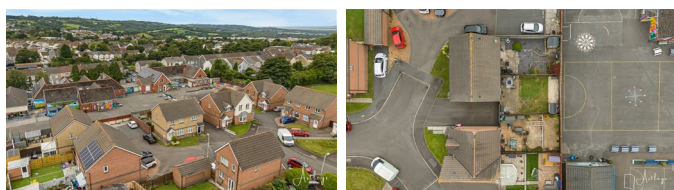
To the side of the property is a driveway with parking for up to two cars and a path to the front doors and side access to the South East facing rear garden.

Rear Garden



To the rear of the property lies an enclosed garden, featuring a patio area ideal for outdoor seating and a lawned area providing additional space.

Aerial Views



Another Aspect of The Rear Garden



Agents Notes

Tenure - Freehold

Council Tax Band - B

Services - Mains electric, Mains sewerage, Mains gas, Mains water/Water meter.

Mobile coverage - EE, Vodafone, Three, O2

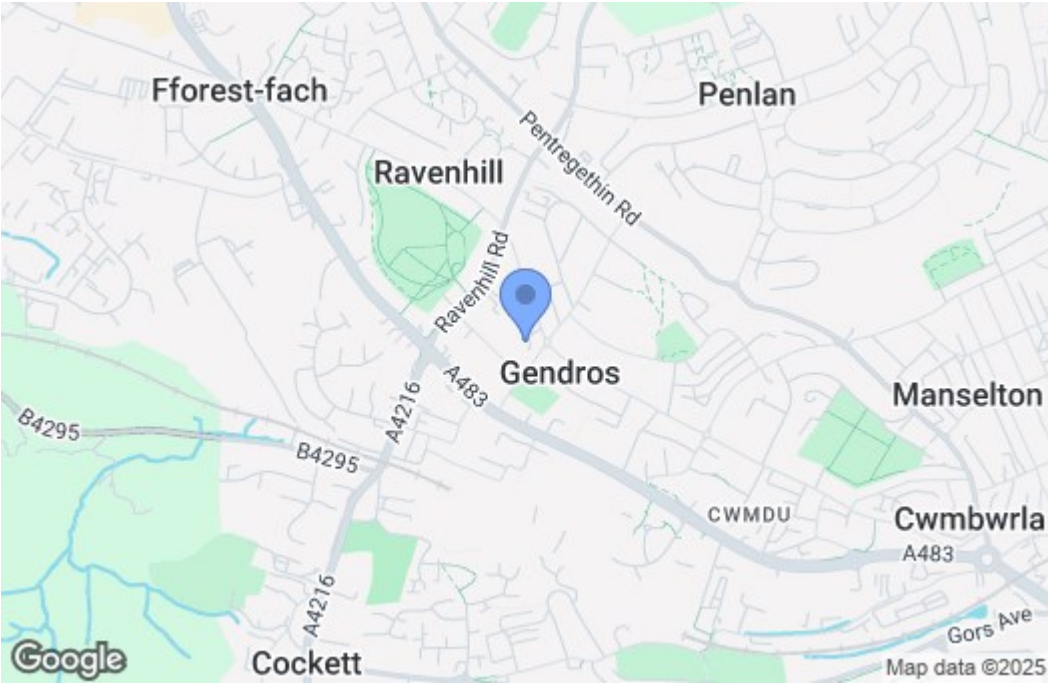
Broadband - Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

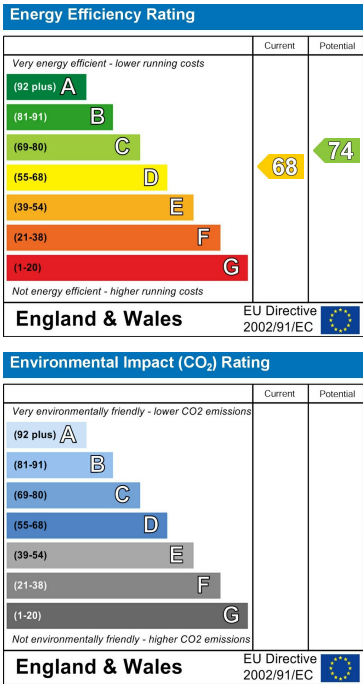
Floor Plan



Area Map



Energy Efficiency Graph



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