



## 15 Graham Street, Hafod, Swansea, SA1 2NB

**£85,000**

Offered for sale with no onward chain, this two-bedroom property represents an excellent investment opportunity in a well-established and popular residential area of Hafod, favoured by couples and families alike. The property is in need of modernisation, offering fantastic potential for buyers looking to add value and create a profitable buy-to-let investment or first renovation project. The accommodation comprises an entrance porch leading into the living room, kitchen, and ground floor bathroom. To the first floor are two well-proportioned bedrooms.

Ideally located within close proximity to Swansea City Centre, the property benefits from easy access to a wide range of local amenities, shops, cafes, and restaurants. Excellent transport links are also nearby, including convenient access to the M4 motorway, making it ideal for commuters.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

Entered via door to front.

#### Living Room 22'0" x 15'5" (6.71m x 4.69m)



Double glazed window to front, open fire in surround, staircase leading to first floor, frosted single glazed window, radiator.

#### Kitchen 20'0" x 10'2" (6.09m x 3.11m)



Fitted with a range of wall and base units with worktop space over, built-in electric oven and hob, space for washing machine and fridge/freezer, wall mounted boiler, radiator, double glazed window to rear and double glazed door leading to the rear garden.

### Bathroom



Fitted with a four piece suite comprising a bath, shower, wash hand basin and WC. Half tiled walls, radiator, frosted double glazed window to rear.

### First Floor

#### Landing

Double glazed window to rear, radiator, access to loft.

#### Bedroom 1 9'11" x 15'2" (3.02m x 4.62m)



Double glazed window to front, radiator.

## Bedroom 2 11'9" x 8'8" (3.57m x 2.64m)



Double glazed window to rear, radiator.

## External



There is a rear, which is in need of cultivating.

## Rear Garden

## Aerial Images



## Agents Note

Tenure - Freehold

Council Tax Band - A

Services - Mains electric. Mains sewerage. Mains Gas.

Mains Water.

Mobile coverage - EE, Vodafone, Three, O2

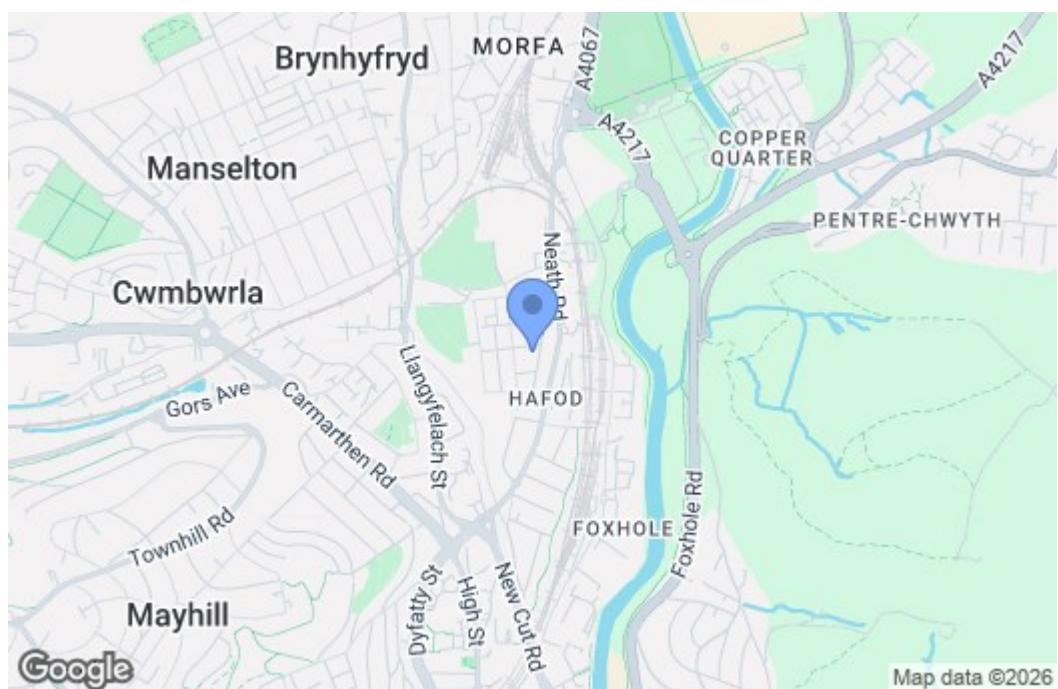
Broadband - Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT, Sky

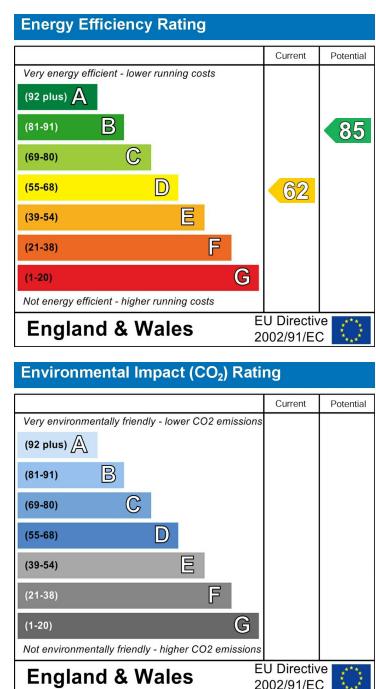
## Floor Plan



## Area Map



## Energy Efficiency Graph



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