



Llangyfelach Road, £140,000

- Two bedrooms
- Spacious Lounge
- Modern Bathroom
- Generous rear garden
- Potential for modernisation
- Opportunity for first-time buyers or investors
- EPC Rating: D
- Council Tax: B



01792 641481
swansea@peteralan.co.uk



About the property

Located on Llangyfelach Road, this two bedroom mid-terrace home presents an excellent opportunity for buyers seeking a property with potential. The accommodation comprises a spacious lounge and kitchen to the ground floor, providing a flexible layout for everyday living.

Upstairs, the property offers two well-proportioned bedrooms along with a modern fitted bathroom.

To the rear, there is a shared access garden, ideal for outdoor entertaining or further landscaping. While the property would benefit from some modernisation, it offers solid proportions and scope to add value, making it suitable for first-time buyers, investors, or those looking for a project.



Accommodation

Lounge

22' 3" x 13' 4" (6.78m x 4.06m)

Bedroom 1

11' 10" x 10' (3.61m x 3.05m)

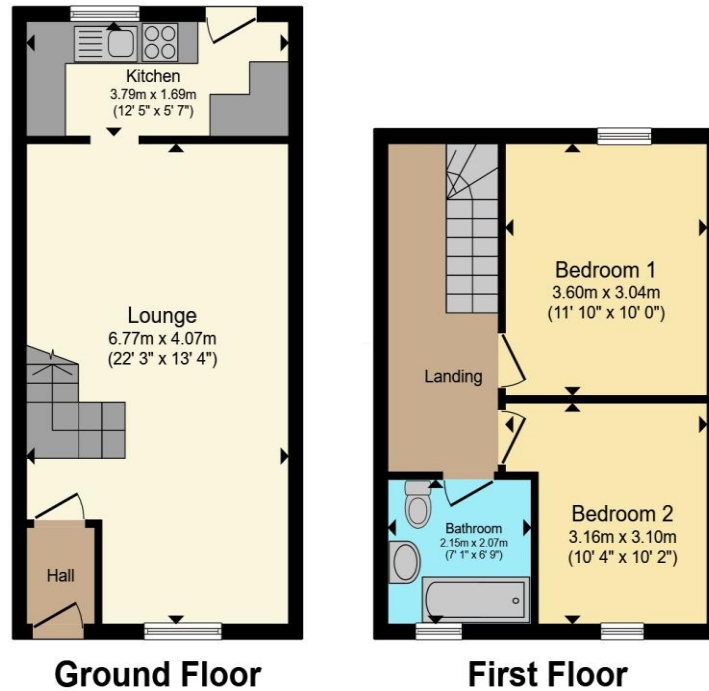
Bedroom 2

10' 4" x 10' 2" (3.15m x 3.10m)

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Floorplan



Total floor area 68.2 m² (734 sq.ft.) approx

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