



## Llangyfelach Street, £190,000

- Large Garage Space
- Plenty Of Potential
- Spacious Family Home
- Close Distance To Swansea City Centre
- EPC Rating: D



3 2 2



## About the property

Welcome to this spacious end of terrace house, presenting a fantastic opportunity for investors or those looking to create their dream home. Situated in a desirable area with excellent public transport links, highly regarded nearby schools, and a wealth of local amenities, this property offers the perfect foundation for comfortable family living. Spread across two generous open-plan reception rooms, this house provides ample space for relaxing and entertaining. Imagine the possibilities as you modernise and put your personal touch on each space. The well-proportioned kitchen is ideal for whipping up family meals, while three sizeable double bedrooms provide flexible accommodation for families, guests, or even a home office. A standout feature of this property is the rare garage, offering secure parking or extra storage. Whether you're looking to transform this house into a warm family home or enhance its value as an investment, the potential here is endless. Don't miss the chance to view this charming house brimming with potential in a prime location. With easy access to transport, top schools, and everyday conveniences just a short stroll away, this could be the perfect next step for your property journey. Arrange your viewing today and imagine the future you could create here!



## Accommodation

### Garage

27' 3" x 47' 6" ( 8.31m x 14.48m )

### Lean To

31' 2" x 5' 7" ( 9.50m x 1.70m )

### Dining Room

12' 2" x 10' 8" ( 3.71m x 3.25m )

### Living Room

14' 2" x 21' 7" ( 4.32m x 6.58m )

### Kitchen

11' 3" x 10' 6" ( 3.43m x 3.20m )

### Bathroom

7' 7" x 11' 2" ( 2.31m x 3.40m )

### Bedroom 1

14' 3" x 10' 9" ( 4.34m x 3.28m )

### Bedroom 2

14' 3" x 10' 7" ( 4.34m x 3.23m )

### Bedroom 3

14' 3" x 10' 7" ( 4.34m x 3.23m )

### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

### Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

01792 641481

swansea@peteralan.co.uk

## Floorplan



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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