



## Phoebe Road, Pentrechwyth Swansea

£110,000

- Two Bedroom Flat
- Main Bedroom with En-Suite
- Single Garage Included
- Well-Presented Throughout
- EPC Rating: C



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## About the property

Located in the popular area of Pentrechwyth, this well-presented two-bedroom property offers comfortable and practical living, ideal for professionals, couples, or small families.

The home comprises a bright and spacious living room, a fitted kitchen with ample storage and workspace, and two well-proportioned bedrooms. The main bedroom benefits from its own en-suite, while a separate family bathroom serves the rest of the property. The property also benefits from a single garage.

Finished to a good standard throughout, the property provides a clean and modern feel, ready for immediate occupation. Its layout is both functional and inviting, making it a great place to call home.

## 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.

## Accommodation

### Reception Room

18' 6" x 11' 9" ( 5.64m x 3.58m )

### Kitchen

10' 8" x 6' 2" ( 3.25m x 1.88m )

### Bathroom

6' 5" x 4' 7" ( 1.96m x 1.40m )

### Bedroom 1

12' 9" x 10' 4" ( 3.89m x 3.15m )

### Bedroom 2

12' 7" x 7' 8" ( 3.84m x 2.34m )

### En-Suite

6' 5" x 4' 7" ( 1.96m x 1.40m )