



Delfan, Llansamlet,
Swansea, SA7 9XN.

Offers in Excess of £100,000

***** Exclusive with Abbey Residential Agents*****

If you are interested in this home, please call us verbally.

Click the link of the virtual tour to view the home in the comfort of your own home.

Abbey Residential Agents are proud to offer for sale by private treaty this two bedroom end of link row of five homes in a cul de sac location within easy access of Llansamlet with views to the side and rear of the home of the surrounding countryside. A short distance to the M4 at Birchgrove and good road links into Swansea. This home requires updating which has been reflected in the marketing figure. Vacant Possession with No Onward Chain. The accommodation consists to the ground floor of an entrance hall, lounge, kitchen/diner with units and a conservatory. To the first floor there are two bedrooms, separate toilet and a bathroom. Externally there are front, side and a rear garden.

Entrance

Via side pvc door into the hall.

Hall

Staircase to the first floor. Textured ceiling. Storage cupboard. Door into the lounge.

Lounge

13' 10" x 11' 2" (4.21m x 3.40m)

Double glazed window to the front aspect, radiator, textured ceiling with coving. Door into the kitchen/diner.

Kitchen/Diner

9' 0" x 18' 0" (2.74m x 5.48m)

A range of fitted wall and base units inset stainless steel sink unit, cooker point, tiled floor, radiator. Two double glazed window to the rear aspect. Double glazed window to the rear aspect. Pvc door into the conservatory. Storage area. Textured ceiling.

Conservatory

7' 0" x 9' 0" (2.13m x 2.74m)

Double glazed with a tiled floor.

First Floor Landing

Textured ceiling. Access to the loft. Cupboard housing boiler. Doors off to the separate toilet, bathroom and bedrooms.

Bedroom One

8' 8" x 14' 10" (2.64m x 4.52m)

Double glazed window to the front aspect, textured ceiling, storage cupboard, laminated flooring, radiator.

Bedroom Two

11' 4" x 11' 8" (3.45m x 3.55m)

Double glazed window to the rear aspect, radiator, textured ceiling, storage cupboard.

Separate Toilet

Frosted double glazed window to the rear aspect, toilet.

Bathroom

5' 4" x 5' 3" (1.62m x 1.60m)

Frosted double glazed window to the rear aspect, radiator. A suite consists of pedestal wash hand basin, panelled bath, shower over the bath.



Garden

To the front there is a walled frontage with an entrance gate with shrubs and an area laid to lawn. Gate leading to the left hand side which leads to the enclosed rear garden which is over grown.

Tenure - Freehold

Please ask your solicitor to check the tenure of the home.

Council Tax - A

Energy Performance Certificate

Our assessor is undertaking the EPC report.

Viewing by appointment with the selling agents.

Please contact us to arranging a viewing of the home.

Disclaimer

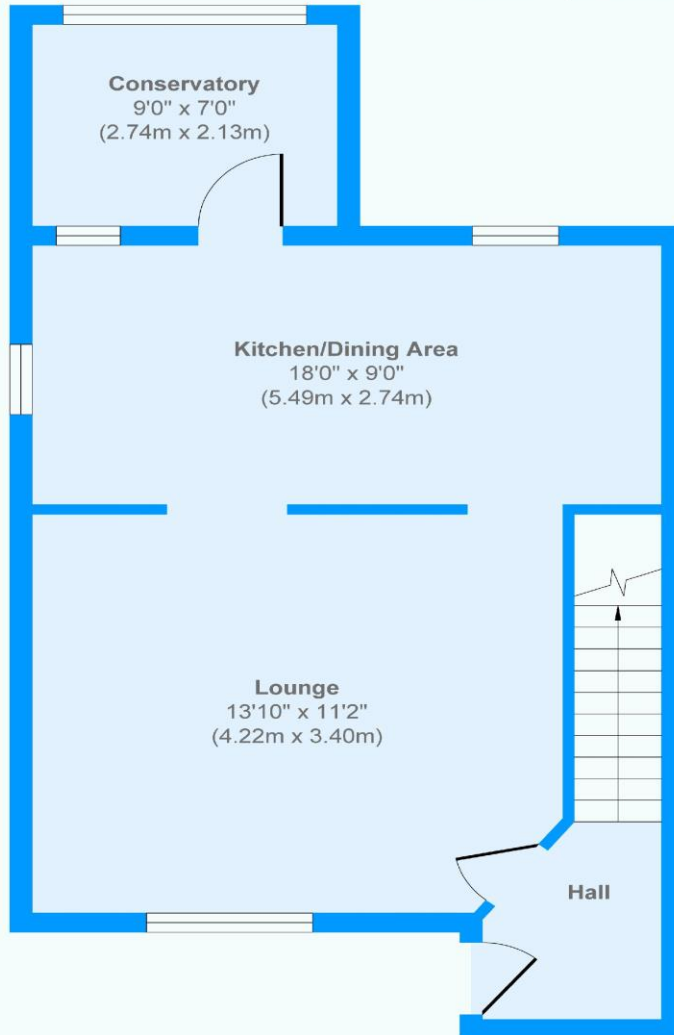
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and

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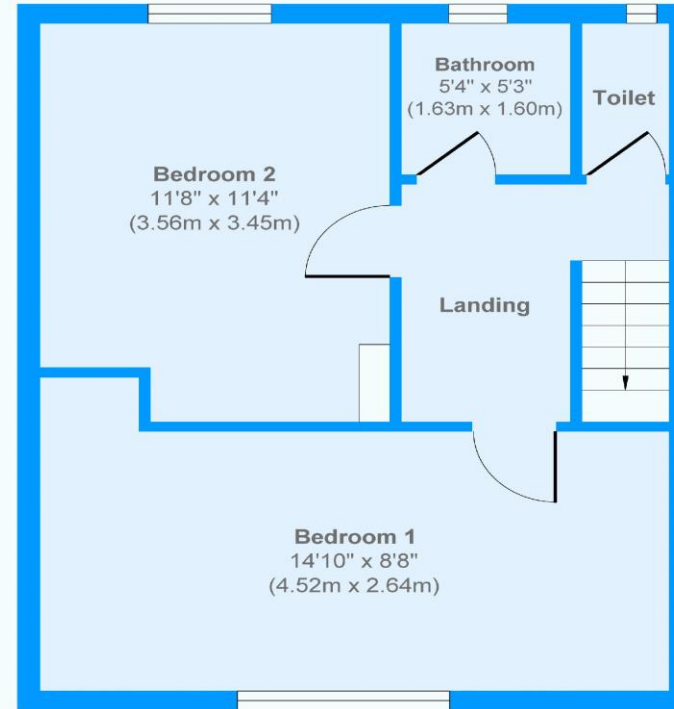




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Ground Floor
Approximate Floor Area
519 sq. ft
(48.21 sq. m)



First Floor
Approximate Floor Area
430 sq. ft
(39.94 sq. m)

Approx. Gross Internal Floor Area 949 sq. ft / 88.15 sq. m

Produced by Elements Property



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