



Graham Street, £125,000

- Two-Bedroom Mid-Terraced Property
- Two Reception Rooms
- Generous Rear Garden
- Opportunity for First Time Buyers or Investment
- No Onward Chain
- Located Near Swansea City Centre
- EPC Rating: C
- Council Tax: A



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About the property

A fantastic opportunity to acquire this two-bedroom mid-terrace home situated in a convenient Swansea location. Offering two reception rooms, a modern fitted kitchen, ground floor bathroom and a generous rear garden, the property provides excellent potential for first-time buyers.

An AML fee of £80 (including VAT) is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Accommodation

Entrance Hall

Lounge

12' 1" x 10' 10" (3.68m x 3.30m)

Living Room

11' 3" x 10' 9" (3.43m x 3.28m)

Kitchen

Bathroom

Bedroom 1

15' 5" x 9' 11" (4.70m x 3.02m)

Bedroom 2

11' 8" x 8' 6" (3.56m x 2.59m)

Floorplan



Total floor area 77.4 m² (833 sq.ft.) approx

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.propertybox.io

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.