



# Jersey Road, Bonymaen Swansea

**£280,000**

- Two Properties on One Freehold Title
- Detached Configuration Arranged as Two Adjoining Homes
- Main Home: 5 Bedrooms, 3 Bathrooms
- Second Home: 2 Bedrooms, 1 Bathroom, 1 WC



 7  4  2



## About the property

Situated on Jersey Road in Bonynmaen, this distinctive freehold property presents a rare opportunity to purchase two separate dwellings on one title, making it ideal for extended family living, rental investment, or multi-generational use.

The main residence is generously proportioned and arranged over three floors, offering five bedrooms, three bathrooms, a spacious lounge, and a well-appointed kitchen. The interior is presented in good, modern condition, providing a comfortable living space while still offering scope for personalisation.

The second property, also set across three floors, comprises two bedrooms, a lounge, a kitchen, a bathroom, and an additional WC. This secondary dwelling is well-suited for guests, rental income, or independent living arrangements.

Externally, the properties share a low-maintenance courtyard garden to the rear, creating a private outdoor space. Beyond this lies an additional parcel of land included in the sale, offering potential for future use or expansion, subject to any necessary permissions.

## 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

### 215 Jersey Road

#### Lounge

15' 1" x 13' ( 4.60m x 3.96m )

#### Kitchen

14' 4" x 13' 7" ( 4.37m x 4.14m )

#### Bedroom 1 With En-Suite

14' 11" x 10' 2" ( 4.55m x 3.10m )

#### Bedroom 2

15' 2" x 9' 9" ( 4.62m x 2.97m )

#### Bedroom 3

11' 5" x 8' 3" ( 3.48m x 2.51m )

#### Bedroom 4

9' 3" x 7' 3" ( 2.82m x 2.21m )

#### Bedroom 5

9' 4" x 7' 5" ( 2.84m x 2.26m )

#### Shower Room 1

#### Shower Room 2

### 217 Jersey Road

#### Lounge

20' x 13' 10" ( 6.10m x 4.22m )

#### Kitchen

15' 3" x 13' 4" ( 4.65m x 4.06m )

#### Bedroom 1

9' 11" x 9' 11" ( 3.02m x 3.02m )

#### Bedroom 2

9' 11" x 6' 7" ( 3.02m x 2.01m )

#### Shower Room

#### Wc