



Lon Carreg Bica, offers in excess of £90,000

- No Ongoing Chain
- Close To m4 Corridor
- Close to Llansamlet Enterprise Zone
- Council Tax Band A
- Cul-De-Sac Location
- Driveway
- EPC Rating: C





About the property

This property features a stylish, modern kitchen and a welcoming downstairs living room, with the bathroom and generously sized bedroom located on the first floor.

Positioned close to the M4 corridor and offering easy access into Swansea and Morriston Hospital, the home is perfectly placed for commuters and local amenities. Offered with no onward chain, viewing is highly recommended to fully appreciate what this delightful property has to offer.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks



Accommodation

Living Room

15' 8" x 13' (4.78m x 3.96m)

Kitchen

6' 10" x 5' 7" (2.08m x 1.70m)

Bedroom One

12' 11" x 8' (3.94m x 2.44m)

Bathroom

7' 4" x 5' 8" (2.24m x 1.73m)

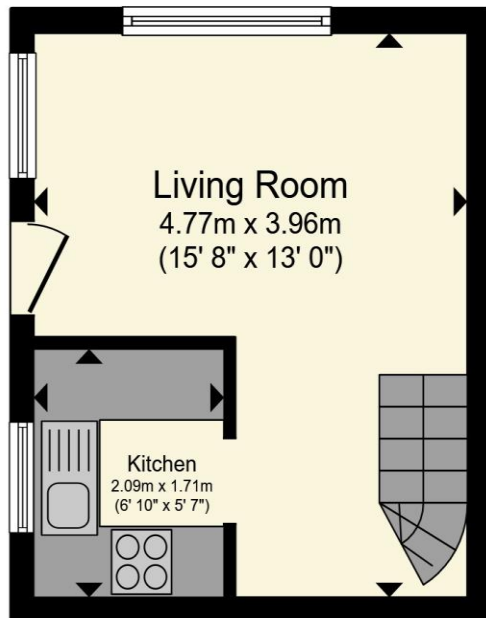
Landing

Driveway

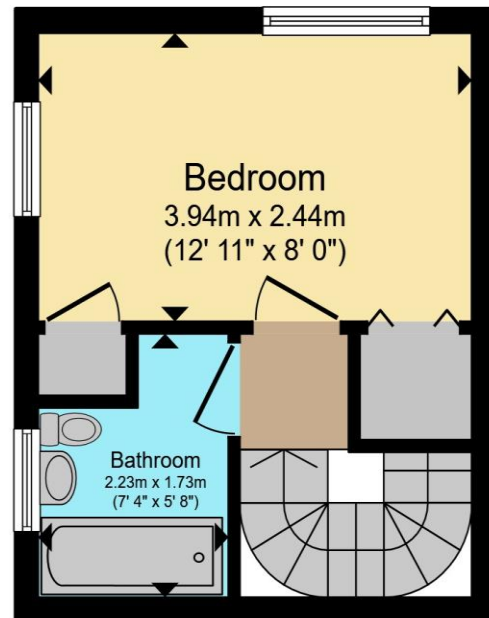
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Floorplan



Ground Floor



First Floor

Total floor area 37.6 m² (405 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



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