



Carmarthen Road, Cwmdau, Swansea

£170,000

- Three-Bedroom Mid-Terraced Home
- Modern Interior Throughout
- Enclosed Rear Garden
- Council Tax: B
- EPC Rating: D



 3  1  1



About the property

Situated on the popular Carmarthen Road in Swansea, this modern and well-maintained three-bedroom property offers spacious accommodation throughout and is presented in ready-to-move-into condition. Available with no onward chain, this is an excellent opportunity for first-time buyers, families, or investors alike.

The ground floor comprises a bright and spacious lounge/dining room, providing an ideal space for both relaxing and entertaining, alongside a modern fitted kitchen with ample storage and workspace. To the rear, the property benefits from a long enclosed garden, perfect for outdoor dining, children's play, or further landscaping potential.

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.

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

Lounge

22' 1" x 16' 1" (6.73m x 4.90m)

Kitchen

15' 1" x 12' 9" (4.60m x 3.89m)

Bedroom 1

18' 8" x 10' (5.69m x 3.05m)

Bedroom 2

12' 9" x 7' 11" (3.89m x 2.41m)

Bedroom 3

11' 9" x 6' (3.58m x 1.83m)

Bathroom