



Eaton Road, Brynhyfryd Swansea

offers over £130,000

- Two-bedroom property
- Located on Eaton Road, Brynhyfryd
- Two reception/living rooms
- Ground-floor porch
- EPC Rating: D



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About the property

Situated in the popular area of Brynhyfryd, this charming two-bedroom property on Eaton Road offers comfortable and versatile living accommodation arranged over two floors. The home could benefit from modernisation and is an opportunity for a purchaser to put their own stamp on the property.

The ground floor comprises a welcoming entrance porch leading into a hallway, two spacious lounges providing flexible living and dining space, and a practical kitchen to the rear of the property.

Upstairs, the property features two well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from a private rear

Accommodation

Lounge One

16' 11" x 10' 9" (5.16m x 3.28m)

Lounge Two

11' 3" x 10' 10" (3.43m x 3.30m)

Kitchen

12' 11" x 7' 9" (3.94m x 2.36m)

Bedroom One

18' 9" x 11' 5" (5.71m x 3.48m)

Bedroom Two

12' 7" x 10' 11" (3.84m x 3.33m)

Bathroom

13' 1" x 5' 10" (3.99m x 1.78m)

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.