



15 Cwm Level Road, Brynhyfryd, Swansea, SA5 9DY

£90,000

An excellent no-chain opportunity to purchase this well located mid-terrace home in the popular area of Brynhyfryd, offering convenient access to Swansea city life while retaining a neighbourhood feel. The accommodation comprises a lounge and a kitchen/dining room to the ground floor, providing a practical and sociable living space. To the first floor, the layout is characterful, with access directly into the bedroom, which in turn leads to a compact shower room. Externally, the property benefits from a rear garden with patio area, ideal for low-maintenance outdoor seating or entertaining. Situated close to a range of local amenities, including a shop within walking distance, the property also enjoys excellent access to the City Centre and Morfa Retail Park, making it a convenient choice for commuters and shoppers alike. This home represents a fantastic opportunity for first-time buyers or investors looking for a well-positioned property with no onward chain.

The Accommodation Comprises

Ground Floor

Porch

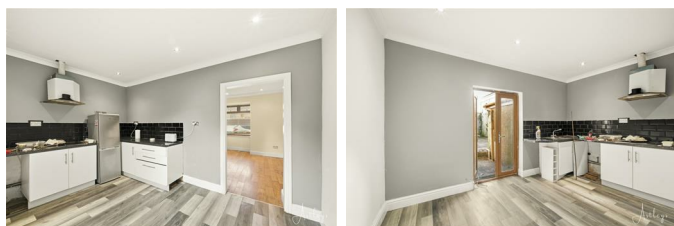
Entered via door to front, door leading into the lounge.

Lounge 12'5" x 10'8" 14'4" into bay (3.79m x 3.26m 4.38m into bay)



Bay window to front 4.38 into bay, wooden flooring, staircase to first floor, opening leading into the kitchen/dining room.

Kitchen/Dining Room 11'1" x 13'11" (3.38m x 4.25m)



Fitted with base units with worktop space over units, 1+1/2 bowl stainless steel sink unit, tiled splashbacks, space for fridge/freezer and washing machine, built-in, electric hob, laminate flooring, double doors leading to the rear.

First Floor

Bedroom 10'9" x 15'0" (3.27m x 4.58m)



Two double glazed windows to front.

En-suite



Three piece suite comprising wash hand basin, tiled shower cubicle and WC. Frosted double window to rear.

External

To the front of the property is a forecourt area leading to the front door.

The rear garden is enclosed and paved.

Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - A

Services - Mains electric. Mains sewerage. Water Meter.

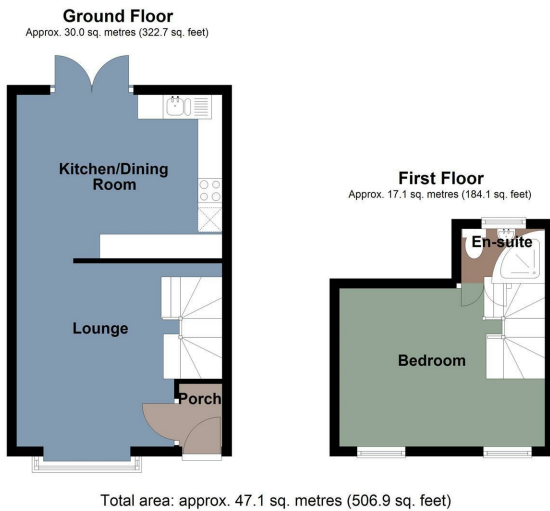
Parking - On Street

Satellite / Fibre TV Availability -EE Vodafone Three O2

Broadband - Basic 5 Mbps Superfast 46 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

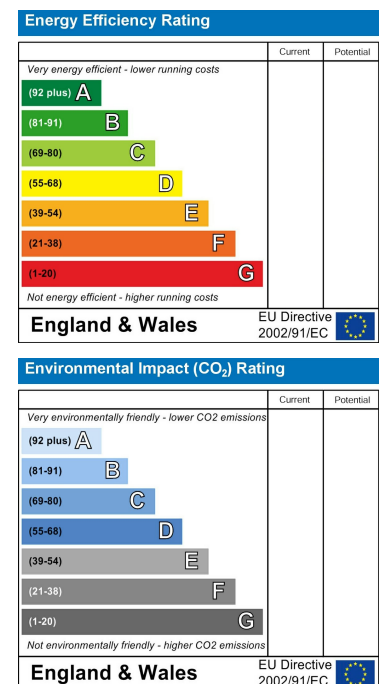
Floor Plan



Area Map



Energy Efficiency Graph



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