



## Waun Wen Road, Swansea

£110,000

- Two Bedroom Mid-Terraced Home
- Lounge and Separate Dining Room
- Council Tax: B / EPC: C
- Close to City Centre and Local Amenities



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## About the property

Situated on Waun Wen Road in the sought-after Mayhill area, this charming two-bedroom home offers a fantastic opportunity for first-time buyers or investors alike.

The ground floor features a comfortable lounge leading through to a bright open plan kitchen and dining area, creating a great space for everyday living and entertaining.

Upstairs, the property comprises two bedrooms and a family bathroom.

Externally, the home benefits from a well-maintained, tiered rear garden—perfect for relaxing or enjoying outdoor space.

Offered as a blank canvas, this property is ready for a new owner to add their own style and personal touches, making it an ideal purchase for those looking to create a home tailored to their taste.

## 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.

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## Accommodation

### Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

### Lounge

9' 11" x 9' 10" ( 3.02m x 3.00m )

### Dining Room

9' 10" x 9' 10" ( 3.00m x 3.00m )

### Kitchen

9' 11" x 5' 1" ( 3.02m x 1.55m )

### Bedroom 1

15' 9" x 10' 1" ( 4.80m x 3.07m )

### Bedroom 2

12' 11" x 9' 1" ( 3.94m x 2.77m )

### Bathroom

6' 9" x 6' ( 2.06m x 1.83m )