



22 Alun Road, Mayhill, Swansea, SA1 6UE

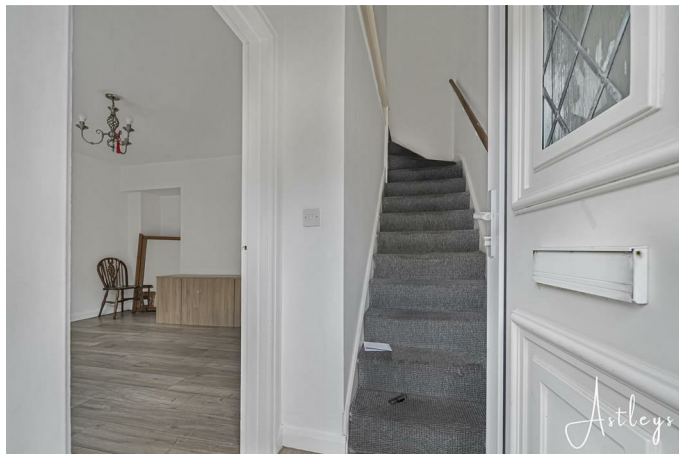
£120,000

No Chain - Situated in the residential area of Mayhill, this well positioned two bedroom home offers an excellent opportunity for first-time buyers, small families or investors. The property is offered for sale with no onward chain and provides well proportioned accommodation arranged over two floors. Upon entering, a small entrance hall leads into the lounge, with an inner hallway providing access to a ground floor WC and the kitchen. To the first floor are two well proportioned bedrooms and a family bathroom. Externally, the property benefits from a small front forecourt garden, while to the rear is an enclosed garden, providing a private outdoor space with potential to create a pleasant area for relaxing or entertaining. The property is conveniently located for a range of local amenities, with Mayhill shops and community facilities nearby, together with local primary schools including Sea View Primary School. There are also regular bus services providing links towards Swansea city centre and surrounding areas, making this a convenient location for everyday living. An excellent opportunity for a first time buyer or small family looking for a two-bedroom home with no onward chain.

The Accommodation Comprises

Ground Floor

Hall 16'0" x 3'10" (4.87m x 1.18m)



Entered via door to front, staircase to first floor, radiator.

Lounge 12'8" x 13'11" (3.87m x 4.24m)



Double glazed window to front, radiator.

Inner Hallway 8'2" x 3'6" (2.48m x 1.07m)



Door to the garden, understairs storage area with space for washing machine,

WC 4'10" x 3'10" (1.48m x 1.18m)



WC and frosted double glazed window to rear.

Kitchen 8'2" x 10'3" (2.48m x 3.12m)



Fitted with a range of wall and base units with worktop space over, stainless steel sink unit, tiled splashbacks, space for fridge/freezer, built-in electric oven and four ring electric hob, radiator, two double glazed windows to rear.

First Floor

Landing 3'8" x 8'7" (1.13m x 2.62m)

Bedroom 1 10'0" x 19'2" (3.05m x 5.84m)



Double glazed window to front, radiator.

Bedroom 2 10'10" x 8'5" (3.29m x 2.56m)



Double glazed window to rear, radiator.

Bathroom 7'9" x 8'8" (2.37m x 2.65m)



Three piece suite with comprising, bath with shower over, wash hand basin and WC. Tiled splashbacks, heated towel rail, frosted double glazed window to rear.

External



Externally, the property benefits from a small front forecourt garden, while to the rear is an enclosed garden, providing a private outdoor space with potential to create a pleasant area for relaxing or entertaining.



Agents Note

Tenure - Freehold

Council Tax Band - B

Parking - On Street

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Water meter TBC ?

Mobile coverage -EE Vodafone Three O2

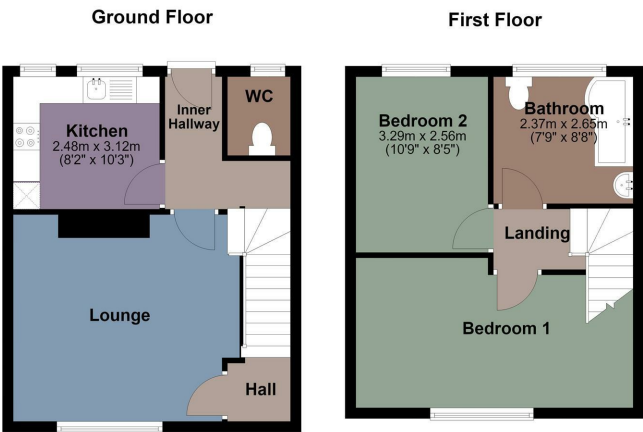
Broadband -Basic 5 Mbps Superfast 89 Mbps Ultrafast
10000 Mbps

Satellite / Fibre TV Availability -BT Sky Virgin

Aerial Images



Floor Plan

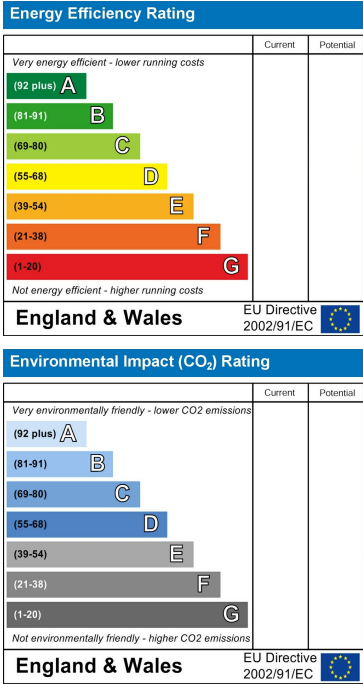


Total area: approx. 70.7 sq. metres (761.3 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.