



37 Fern Street, Cwmbwrla, Swansea, SA5 8BG

£130,000

The perfect opportunity to get onto the property ladder. Offered to the market with no onward chain, this well presented two bedroom home is an ideal purchase for first time buyers looking for a property they can move straight into while adding their own personal touch over time. Occupying a convenient position in the popular residential area of Cwmbwrla, the property enjoys easy access to a wide range of local amenities. Supermarkets, independent shops, cafés, schools and healthcare facilities are all within easy reach, while Swansea City Centre, Singleton Hospital, Swansea University, and the Fforestfach Retail Park are just a short drive away. Excellent public transport links and convenient access to the M4 make commuting and travelling around the city straightforward. Offering approximately 743 sq ft of accommodation, the ground floor comprises a welcoming entrance hall leading into the open plan lounge and dining room. The adjoining kitchen is well-equipped with ample storage and workspace, with direct access to the enclosed, low maintenance rear garden ideal for enjoying outdoor living without the burden of extensive upkeep. The first floor offers two bedrooms and a family bathroom. Combining a practical layout, an excellent location close to everyday amenities and transport links, and the added benefit of no onward chain, this home presents a fantastic opportunity to secure a home in one of Swansea's well-connected residential areas.

The Accommodation Comprises

Ground Floor

Hall 21'0" x 2'11" (6.40m x 0.89m)



Entrance door to front, staircase to the first floor, radiator.

Lounge/Dining Room 21'0" x 10'11" (6.40m x 3.33m)



Double glazed windows to front and rear, gas fire in surround, two radiators, door leading into the kitchen.



Kitchen 9'5" x 8'5" (2.88m x 2.56m)



Fitted with a range of wall and base units with worktop space over, stainless steel sink unit, tiled splashbacks, plumbing for washing machine, space for fridge/freezer and cooker, radiator, double glazed window to rear, double glazed door to side leading to the rear garden.

First Floor

Landing 10'10" x 5'3" (3.30m x 1.60m)

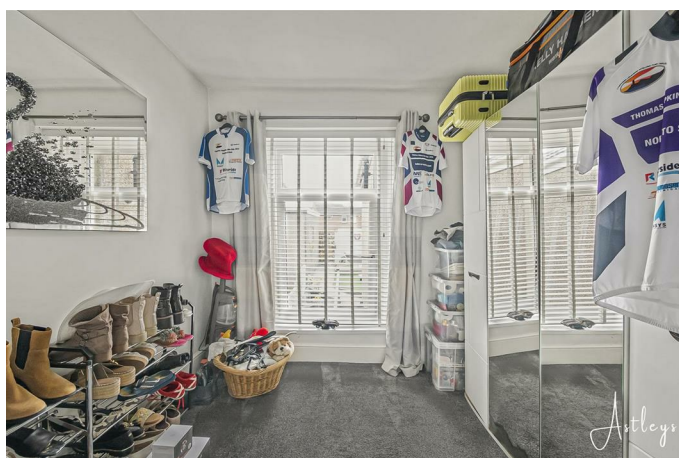
Bedroom 1 9'10" x 14'2" (3.00m x 4.32m)



Double glazed window to front, radiator



Bedroom 2 10'11" x 8'7" (3.33m x 2.62m)



Double glazed window to rear, radiator

Bathroom 9'5" x 8'5" (2.88m x 2.56m)



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

External



Externally, the property benefits from a low-maintenance forecourt garden to the front, enhancing its kerb appeal.

To the rear, the enclosed garden offers a fantastic outdoor space arranged over three tiers. Steps lead to a paved patio, ideal for outdoor dining, followed by a level area laid with artificial grass, providing a practical space for children or pets. The upper tier features a decked seating area, creating the perfect spot to relax and enjoy the sunshine. The garden also benefits from

rear pedestrian access with the option to also park at the rear of the property.

Rear Garden



Aerial Images



Agents Note

Tenure - Leasehold

Lease Term 917 years - Lease Term Remaining 858 years

Ground Rent £10.00 a year

Council Tax Band - B

Services - Mains electric. Mains sewerage. Main Gas Water Meter?

Parking - On Street & Permit Parking, the house has rear access and you can also park at the rear.

Mobile coverage - EE Vodafone Three O2

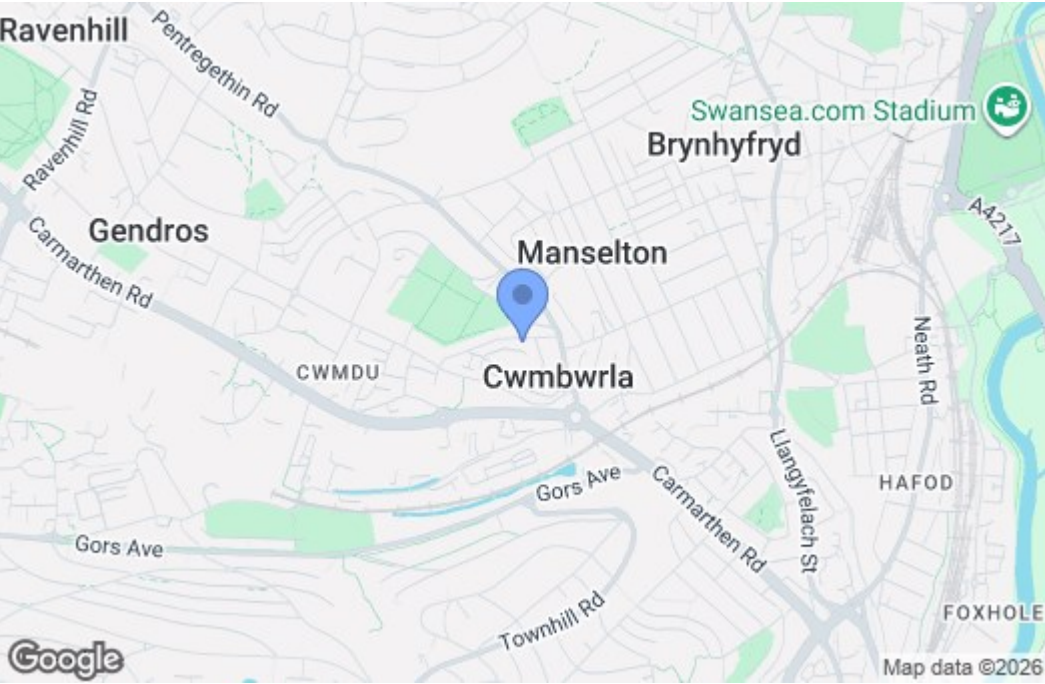
Broadband - Basic 4 Mbps Superfast 80 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

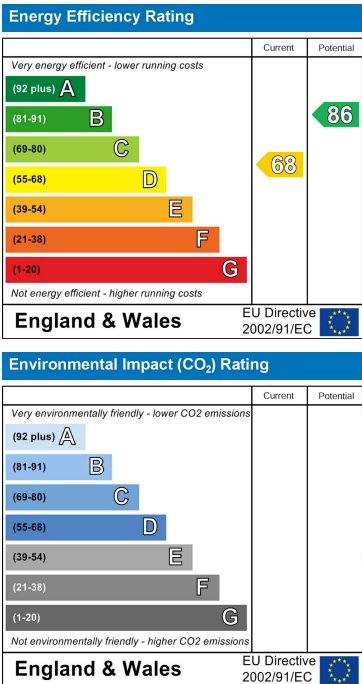
Floor Plan



Area Map



Energy Efficiency Graph



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