



13 Carig Crescent, Mayhill, SA1 6TQ

£120,000

A three bedroom terraced property offers an excellent opportunity for buyers looking to modernise and add their own stamp to a home. Requiring updating, the property is ideal for first-time buyers, growing families, or investors alike, and is offered to the market with the added benefit of no onward chain. Upon entering, you have a porch leading into the hallway, with doors providing access to the lounge, WC, and an extended kitchen/dining room to the rear, creating an ideal space for everyday living and entertaining. To the first floor are three bedrooms together with a wet room. Externally, the property benefits from a driveway to the front providing off-road parking. To the rear is an enclosed garden featuring a patio seating area leading onto a lawned garden with a variety of mature shrubs. Mayhill offers a range of local amenities including shops, schools, parks, and regular public transport routes, while nearby retail parks and Swansea waterfront are only a short drive away.

The Accommodation Comprises

Ground Floor

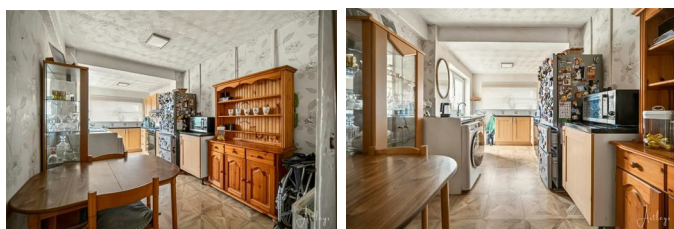
Porch

Entered via front door with a frosted single glazed window to side, door to the hallway.

Hall

Staircase to the first floor.

Kitchen/Dining Room 17'3" x 8'8" (5.25m x 2.65m)



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

Lounge 17'5" x 11'5" (5.31m x 3.48m)



Double glazed window to front, gas fire set in and surround, radiator, door to the rear garden.

WC

Two piece suite comprising, wash hand basin and WC.

First Floor

Landing

Bedroom 1 8'8" x 11'6" (2.64m x 3.51m)



Double glazed window to rear, radiator.

Bedroom 2 10'5" x 9'9" (3.17m x 2.96m)



Double glazed window to rear, radiator.

Bedroom 3 8'1" x 9'5" (2.47m x 2.86m)



Double glazed window to front, radiator.

Wet Room



Shower, area wash hand basin and WC. Radiator, frosted double glazed window to front.

External



Rear Garden



Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - A

Services - Mains electric. Mains sewerage. Main Gas.

Mains water.

Parking - Permit Parking

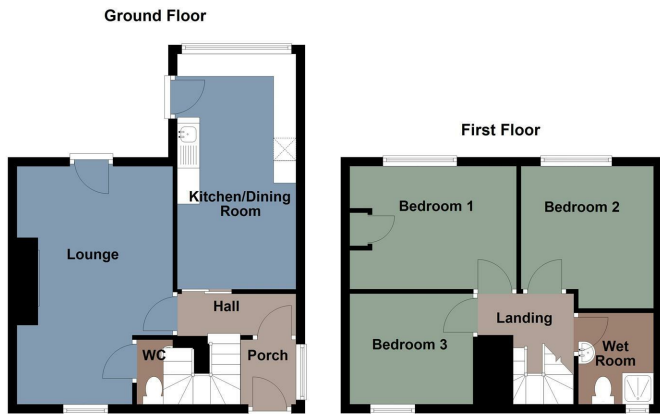
Mobile coverage - EE Vodafone Three O2

Broadband -Basic 5 Mbps Superfast 226 Mbps Ultrafast

10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

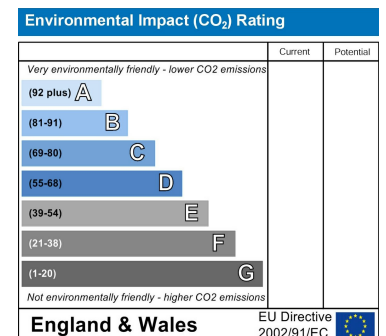
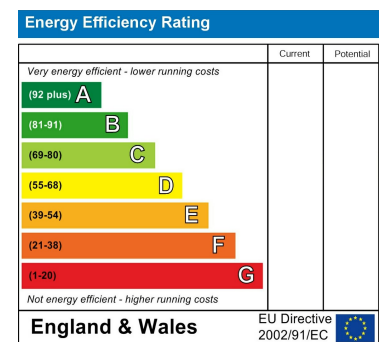
Floor Plan



Area Map



Energy Efficiency Graph



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