



Llangyfelach Road, Brynhyfryd Swansea

offers in the region of £100,000

- Three bedrooms
- Two Reception Rooms
- Downstairs shower room
- Separate ground-floor WC
- EPC Rating: E



 3  1  1



About the property

This three-bedroom property offers well-proportioned accommodation arranged over two floors and represents an ideal project for buyers seeking a home to modernise to their own taste.

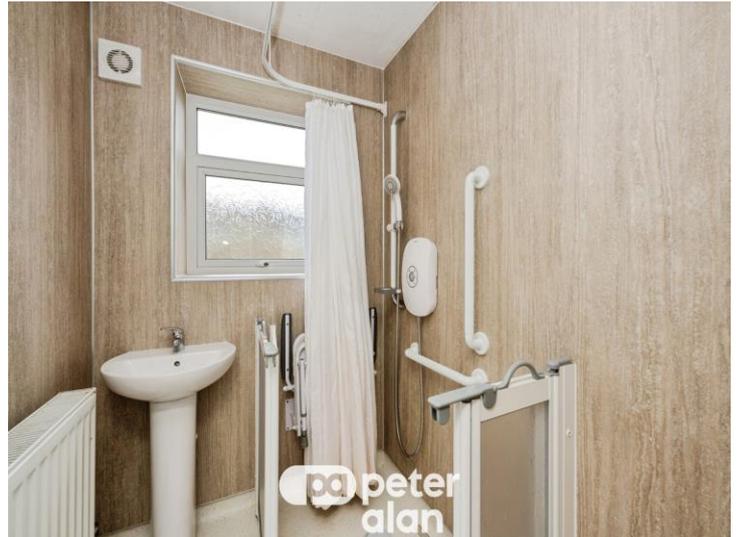
The ground floor comprises two spacious reception rooms and bedroom one, providing flexible living and dining space, along with a downstairs shower room and a separate WC, adding convenience for family living. Upstairs, there are two further bedrooms offering ample space for a growing family or home-working needs.

The property would benefit from updating throughout, but offers strong potential to create a comfortable and contemporary family home or investment opportunity, subject to any necessary consents.

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

Lounge One

14' 2" x 11' (4.32m x 3.35m)

Lounge Two

10' x 9' 5" (3.05m x 2.87m)

Kitchen

Bedroom One

14' 2" x 10' (4.32m x 3.05m)

Bedroom Two

14' 4" x 9' 10" (4.37m x 3.00m)

Bedroom Three

11' 5" x 11' 1" (3.48m x 3.38m)