



Ceri Road, £100,000

- 2 Double Bedrooms
- Close To Amenities
- Ideal First Time Or Investor Opportunity
- Front And Rear Garden
- No Ongoing Chain
- EPC Rating: B



 2  1  1



About the property

A 2 bedroom mid terraced house offered for sale with no ongoing chain. Situated in Townhill, Swansea and within close proximity to local shops, schools, public transport links and Swansea City centre. The accommodation briefly comprises; entrance hall, lounge and kitchen/ diner to the ground floor. To the first floor there are 2 double bedrooms and a bathroom. To the outside there is a front and rear garden. This is an ideal first time or investment opportunity. Please call Peter Alan Swansea to arrange a viewing or book 24/7 on our website.

Accommodation

Ground Floor

Entrance Hall

door to front to enter, laminate flooring, stair case with fitted carpet and door to;

Lounge

11' 11" x 10' 10" max (3.63m x 3.30m max)

window to front with views, laminate flooring and door to;

Kitchen/ Diner

13' 10" x 8' 4" (4.22m x 2.54m)

window to rear, door to rear, tile flooring, part tile walls, fitted with matching eye and base units and work top over, inset stainless steel sink with mixer tap, integrated oven and gas hob, space for washing machine, space for fridge freezer and door to under stair storage.



First Floor

Landing

fitted carpet, loft access, doors to 2 double bedrooms and door to bathroom.

Bedroom 1

16' 1" max x 11' max (4.90m max x 3.35m max)

window to front with views, fitted carpet, loft access and door to storage where wall mounted combination boiler is housed.

Bedroom 2

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

window to rear and fitted carpet.

Bathroom

window to rear, vinyl flooring, part tile walls, bath tub with mixer tap and over bath shower, wash hand basin with hot and cold taps and w.c.

Outside

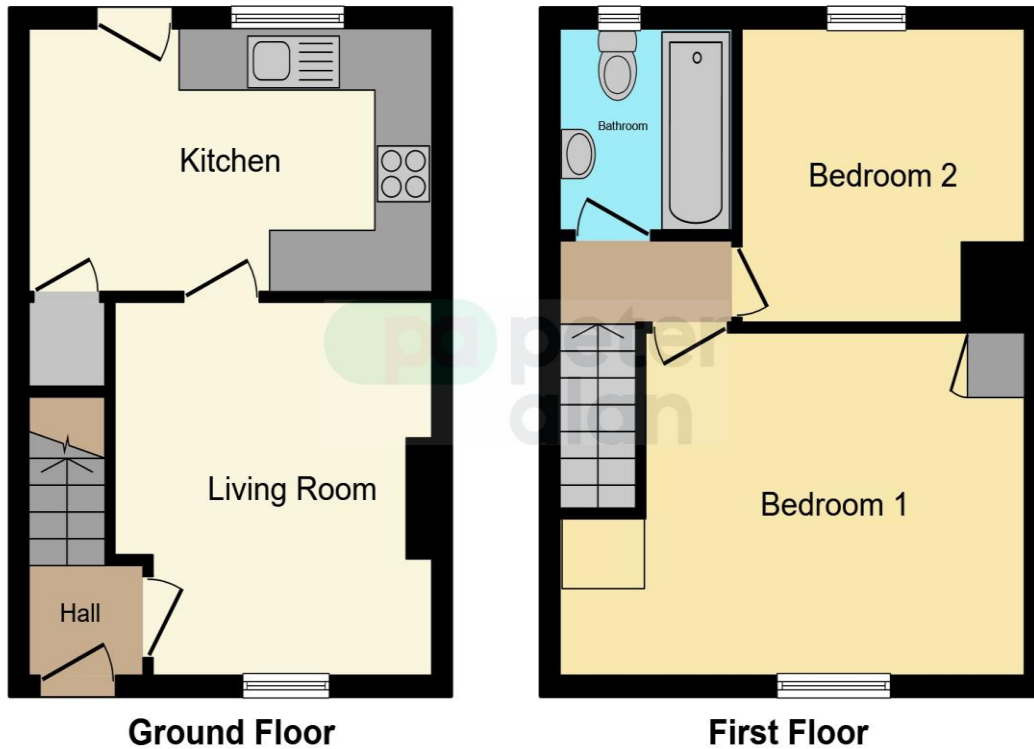
Front

shared steps up to the front with shared side access to rear via gate, lawn area and views.

Rear

fully enclosed tiered garden with a lawn area, decked area, patio area and side access to front via gate.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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