



42 Bryn Road, Brynmill, Swansea, SA2 0AP

£330,000

A fantastic opportunity to purchase a freehold end of terrace building split into three self contained flats. The property is located on the ever popular Bryn Road which allows perfect access for Swansea University, City Centre, Swansea promenade, Singleton park, shops and local amenities.

The ground floor flat comprises; inner porch, kitchen/dining room, lounge, inner hallway, two bedroom and bathroom. The maisonette comprises, landing, kitchen/dining room, lounge, landing, three bedrooms and bathroom. The third flat has its own entrance to the side and comprises; porch, kitchen/living room, inner hallway, bedroom and bathroom.

The Accommodation Comprises

Entrance

Via wood door.

Hallway

Door to ground floor flat, radiator, tiled floor, radiator. Staircase to maisonette.

Ground Floor Flat

Inner Porch

Opening to kitchen/dining room.

Kitchen/Dining Room



Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap and drainer. Integrated electric fan oven with gas hob and extractor hood over. Plumbed for washing machine, tiled splashback, wood effect floor, radiator. Door to lounge, archway to inner hallway, radiator, double glazed panelled uPVC door to rear garden.

Lounge



Double glazed bay window to front, wood flooring, radiator, feature fireplace with stone hearth and mantel.

Inner Hallway

Doors to both bedrooms, bathroom and storage cupboard. Radiator, wood effect flooring.

Bedroom 1



Double glazed window to side, radiator, wood effect flooring.

Bedroom 2



Double glazed window to side, radiator, wood effect flooring.

Bathroom



Three piece suite comprising; jacuzzi bath with shower over, wash hand basin and low level w/c. Tiled walls, wood effect flooring, heated towel rail. Double glazed frosted window to side.

External

Rear Garden



Patio style courtyard with gated access to side lane.

Maisonette

Landing

Doors to lounge and kitchen/dining room, radiator, fitted carpet.

Lounge



Double glazed bay window to front, radiator, fitted carpet.

Kitchen/Dining Room



Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap and drainer. Integrated electric fan oven with gas hob and extractor hood over. Plumbed for washing machine, tiled splashback, wood effect floor, radiator. Door to lounge, archway to inner hallway, radiator, double glazed window to rear.

Landing

Doors to three bedrooms and bathroom, fitted carpet.

Bedroom 1



Double glazed window to rear, radiator, fitted carpet.

Bedroom 2



Double glazed window to front, radiator, fitted carpet.

Bedroom 3



Double glazed window to front, radiator, fitted carpet.

Bathroom



Three piece suite comprising; panelled bath with shower over, wash hand basin and low level w/c. Tiled splashback, waterproof panelling, double glazed frosted window to side.

Flat Three

Porch

Frosted glass panelled door to kitchen/living room.

Kitchen/Living Room



Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap and drainer. Integrated electric fan oven with gas hob and extractor hood over, plumbed for washing machine. Tiled splashback, radiator, two double glazed windows. door to inner hallway.

Inner Hallway

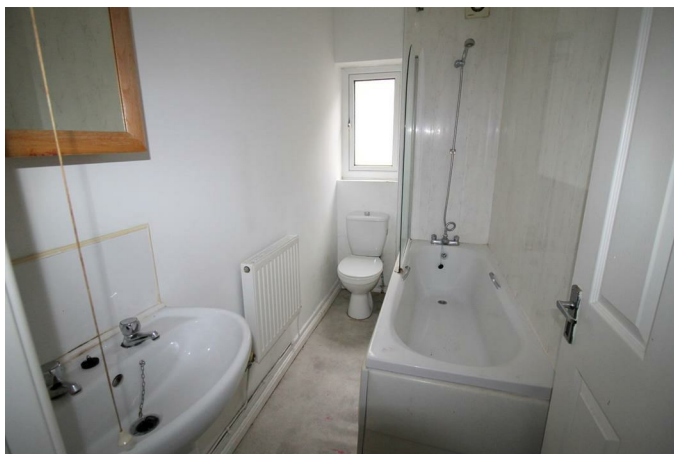
Doors to bedroom and bathroom.

Bedroom



Double glazed window to side, radiator, fitted carpet.

Bathroom



Three piece suite comprising; panelled bath with shower over, wash hand basin and low level w/c. Tiled splashback, waterproof panelling, radiator, double glazed frosted window to side.

Tenure

Freehold

Council Tax Band -

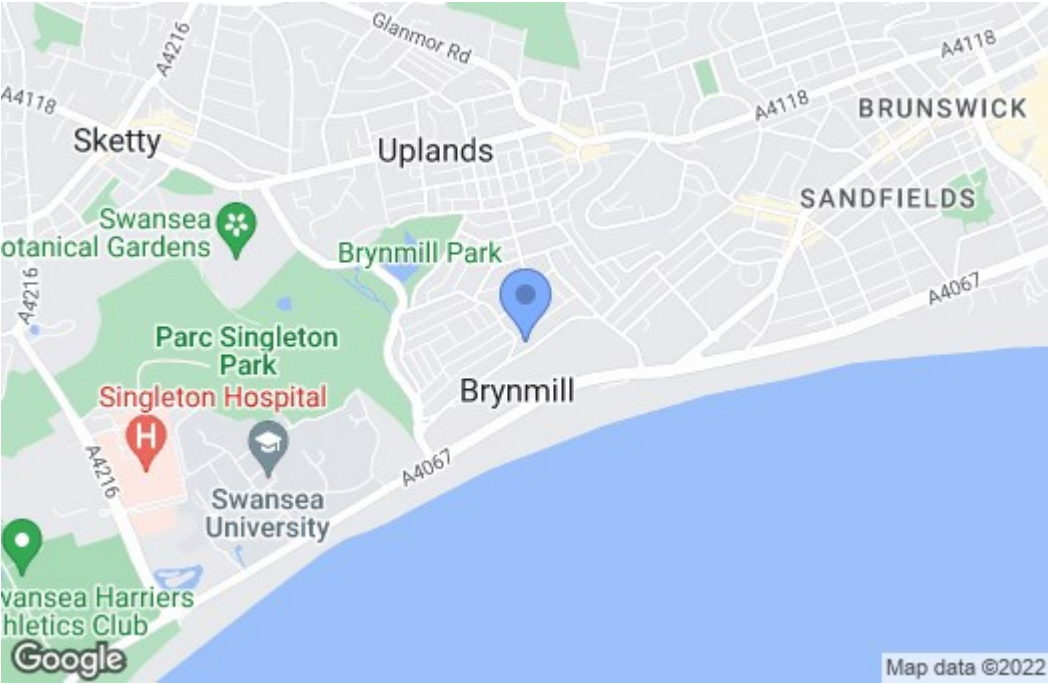
Rear Flat B

Ground Floor & First Floor C

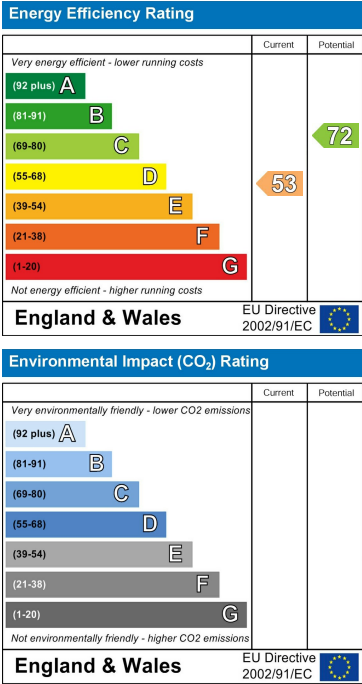
Floor Plan



Area Map



Energy Efficiency Graph



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