



15 Canterbury Road, Brynmill, Swansea, SA2 0DD

Offers Over £220,000

We are delighted to present this charming two bedroom terraced house located on Canterbury Road in the vibrant area of Brynmill, Swansea. This property is ideally situated just moments away from the popular districts of Uplands and Sketty, providing easy access to a variety of local amenities, including schools, shops, and the picturesque Singleton and Brynmill Parks. Spanning approximately 980 square feet, the accommodation comprises to the ground floor, of a welcoming lounge/dining room, and a well-equipped kitchen, creating a perfect space for both relaxation and entertaining. The first floor features two comfortable bedrooms, complemented by a family bathroom, ensuring ample space for family living or guests. Externally there is a versatile basement room located on the lower ground floor, which can be accessed via the rear garden. This space offers excellent potential for use as a storage area, workshop catering to a variety of needs. The property boasts an enclosed courtyard at the front, providing a quaint outdoor area. To the rear, a spacious garden can be accessed via steps leading down from the back door, offering a ideal for relaxation or entertaining friends and family. This well located home presents fantastic potential for first time buyers, young professionals, or investors alike. We highly recommend an early viewing to fully appreciate all that this delightful property has to offer.

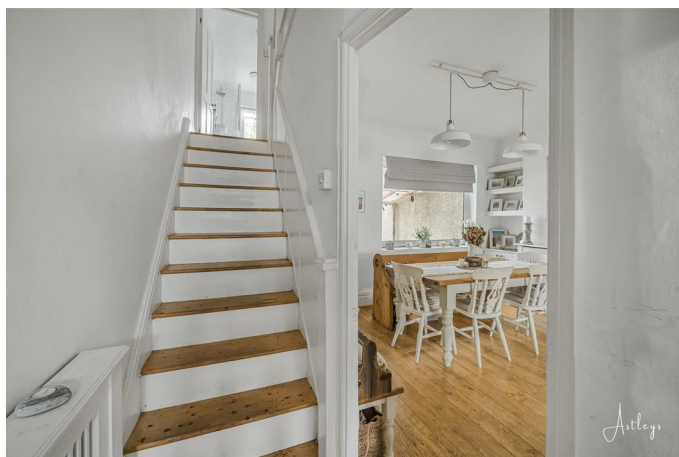
The Accommodation Comprises

Ground Floor

Entrance Porch

Entered via door to front, tiled flooring.

Hall



Staircase leading to first floor, coving to ceiling, laminate flooring, radiator.

Lounge 11'2" x 13'2" (3.40m x 4.02m)



This beautifully presented lounge boasts a large double-glazed bay window to the front, flooding the space with natural light. It features a closed-off decorative fireplace, elegant coving to the ceiling, stylish laminate flooring, and a radiator. The room flows seamlessly into the adjoining dining area, creating a spacious and inviting open-plan layout.

Another Aspect Of The Lounge Area



Dining Room 11'4" x 13'2" (3.45m x 4.02m)



Flowing directly from the lounge, the dining room is positioned at the heart of the home and is ideal for family meals or entertaining guests. It benefits from useful under-stair storage, providing valuable space. Additional features include a double-glazed window to the rear, coving to the ceiling, laminate flooring, and a radiator. A doorway leads conveniently through to the kitchen.

Another Aspect Of The Dining Room

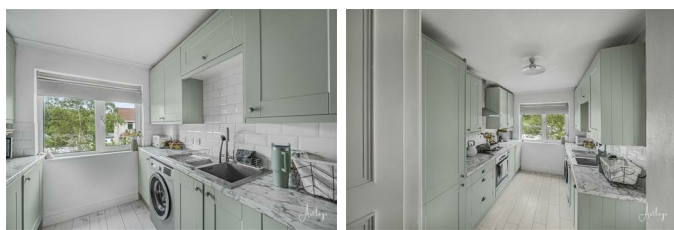


Kitchen 11'7" x 7'10" (3.54m x 2.40m)



A stylish and contemporary kitchen, thoughtfully designed with a matching range of wall and base units with worktop space over. It features a 1½ bowl stainless steel sink and has a built-in fridge/freezer, electric oven and a four-ring gas hob. A double-glazed window to the rear, coving to ceiling and laminate flooring complete the clean, modern look.

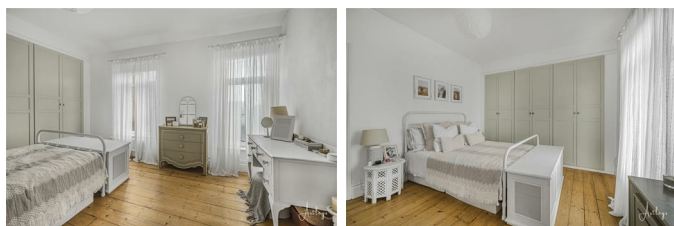
Another Aspect Of The Kitchen



First Floor

Landing

Bedroom 1 11'1" x 16'6" (3.39m x 5.04m)



This cosy bedroom features two double glazed windows to the front, three fitted wardrobes providing plenty of built in storage space, floorboards and a radiator.

Bedroom 2 11'4" x 10'8" (3.45m x 3.25m)



Featuring a double glazed window overlooking the rear garden which offers a peaceful and private outlook, two fitted wardrobes for storage, dado rail, floorboards and a radiator.

Bathroom



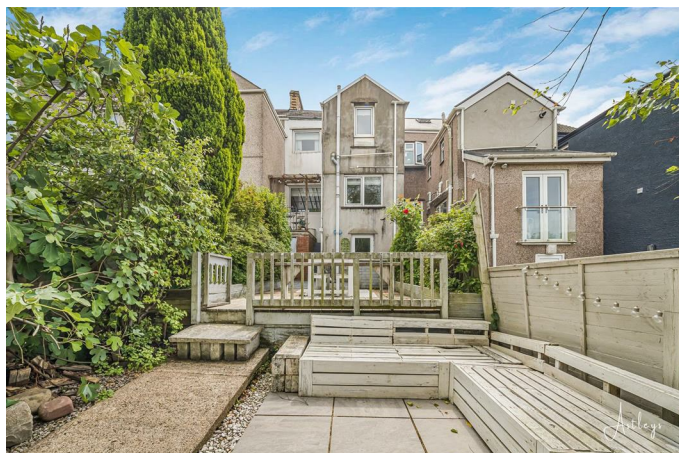
A well appointed family bathroom with a fitted four piece suite comprising a bath, separate shower, wash hand basin and WC. A double glazed window to the rear provides natural light, while half tiled walls and vinyl flooring, a built-in cupboard housing the wall mounted boiler and a radiator.

Lower Ground Floor

Basement

With power and lighting, radiator.

External



To the front, there is an enclosed courtyard.

To the rear, a spacious garden is accessed via steps leading down from the back door there is a patio area and a decked area overlooking the garden.

Rear Garden



Rear Garden



Rear Garden

Aerial Images



Agents note

Tenure - Freehold

Council Tax Band - D

Services - Mains electric, Mains sewerage, Mains gas, Mains Water/Water meter.

Mobile coverage - EE, Vodafone, Three, O2

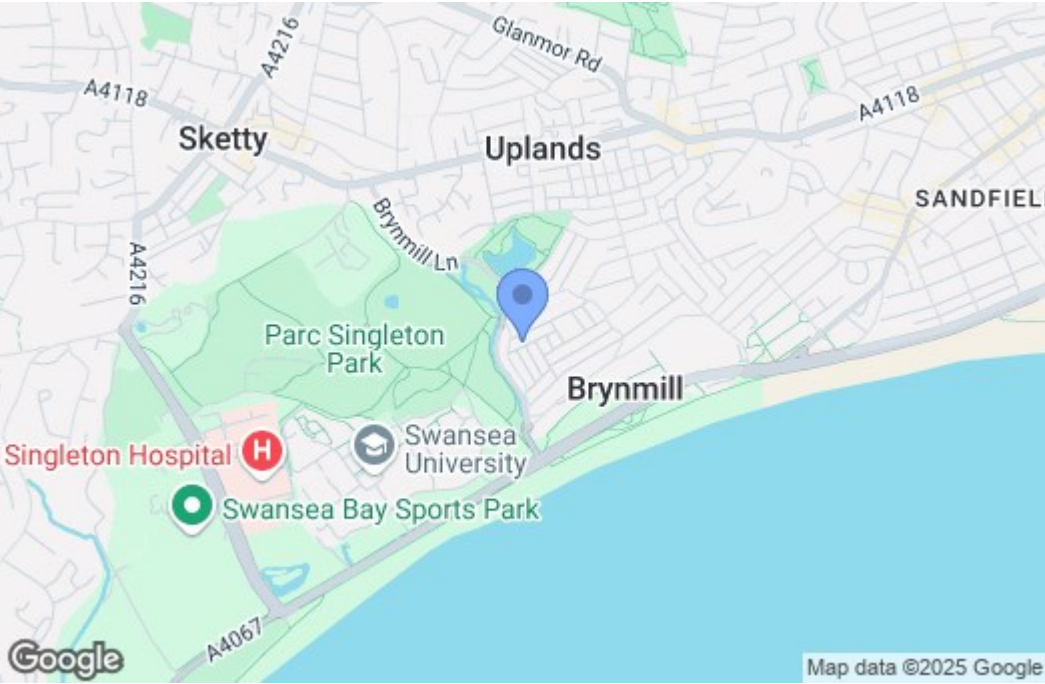
Broadband - Basic 22 Mbps, Superfast 67 Mbps, Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

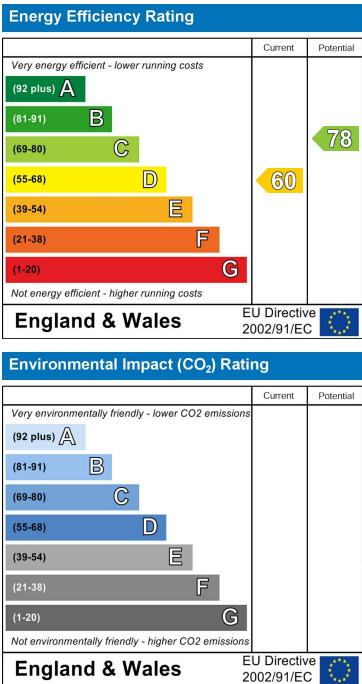
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.