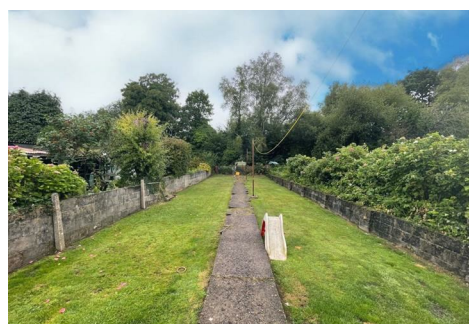
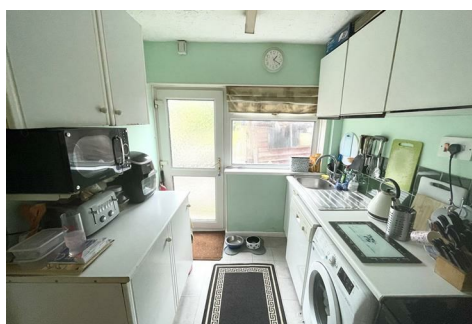




53 Capel Road, Clydach, Swansea, SA6 5PZ

Offers Over £150,000

A three bedroom semi detached property offered for sale located in the sought after village of Clydach. Conveniently located close to a variety of local shops, schools, amenities, good transport links to Swansea City Centre, Llansamlet and easy access to the M4 corridor.

The accommodation comprises to the ground floor a porch, lounge/dining room, kitchen with door leading to rear garden. To the first floor you will find three bedrooms and a bathroom. Externally to the front there is a lawn with shrubs and trees, a driveway runs up the side of the property. To the rear of the property there is a large enclosed garden with patio and lawned area.

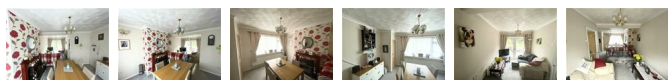
Ground Floor

The Accommodation Comprises

Porch

Entered via front door, staircase leading to the first floor, fitted carpet, radiator.

Lounge/Dining Room 22'2" x 8'2" (6.76m x 2.48m)



Double glazed window to front, fireplace with wooden surround, under stairs storage cupboard, double door leading to rear garden, fitted carpet, two radiators.

Kitchen 11'8" x 7'4" (3.55m x 2.23m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink unit, plumbing for washing machine, space for fridge/freezer and cooker. Double glazed window to rear, door leading to garden, vinyl flooring.

First Floor

Landing

Frosted double glazed window to side, fitted carpet.

Bedroom 1 12'5" x 9'5" (3.78m x 2.87m)



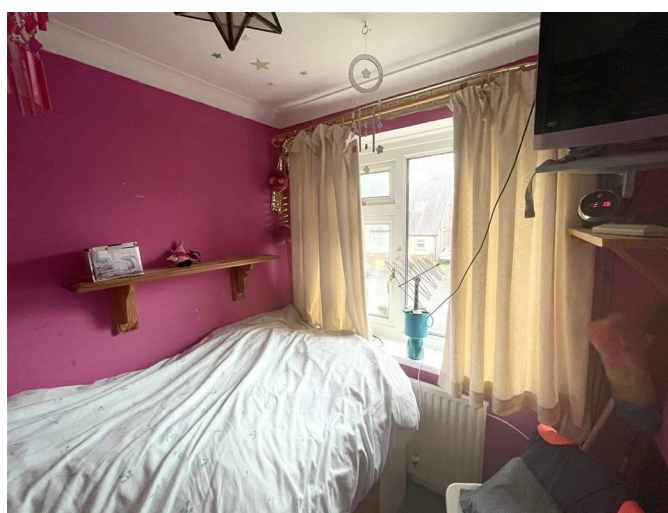
Double glazed window to front, fitted carpet, radiator.

Bedroom 2 9'5" x 9'5" (2.88m x 2.87m)



Double glazed window to rear, vinyl flooring, radiator.

Bedroom 3 6'0" x 6'1" (1.84m x 1.85m)



Double glazed window to front, fitted carpet, radiator.

Bathroom



Fitted three piece suite comprising bath with shower over, wash hand basin and WC. Frosted double glazed window to rear, part tiled walls, vinyl flooring, radiator.

External



To the front of the is a lawn with shrubs and trees, a driveway runs up the side of the property.

Rear Garden



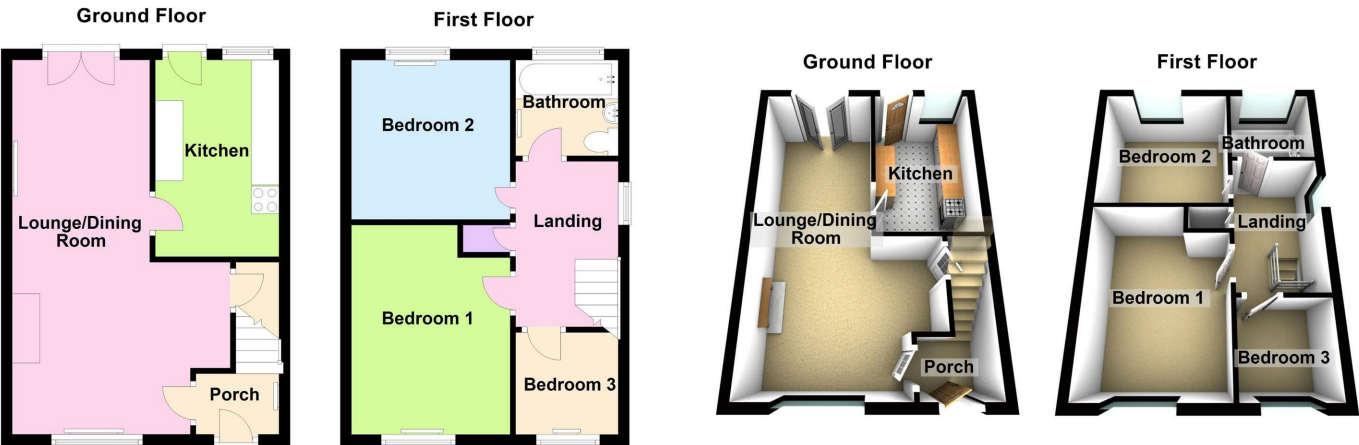
To the rear of the property there is a large enclosed garden with patio and lawned area.

Tenure

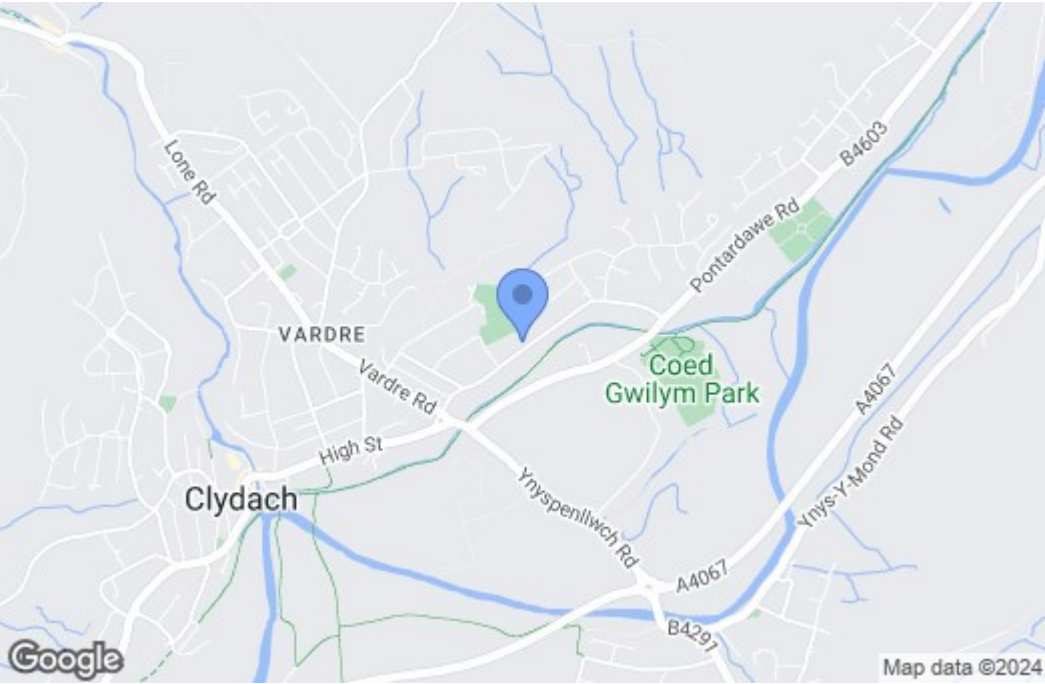
Freehold

Council tax - C

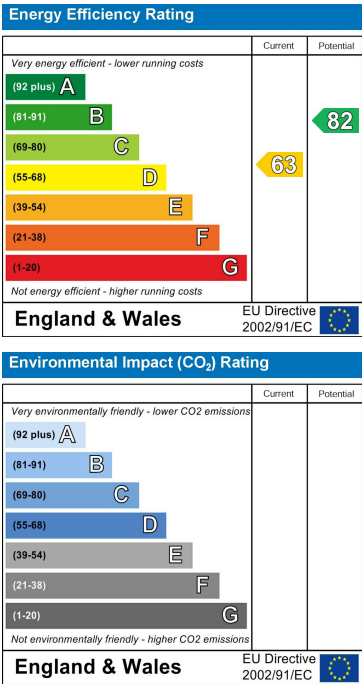
Floor Plan



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.