



13 Marlborough Road, Brynmill, Swansea, SA2 0EA

Offers In The Region Of £250,000

Situated in the sought after area of Brynmill, Swansea, this end terrace house presents an opportunity for those looking to invest. Offered for sale with no onward chain, this residence is ideal for investors or anyone keen on a project. The ground floor features three reception rooms, including a lounge, dining room and a sitting room and a kitchen. Ascending to the first floor, you will find five bedrooms along with a bathroom, providing ample space for family living or potential rental accommodation.

The location of this property is particularly enticing, as it is just a short stroll from the beach, allowing for delightful walks along the coast. Additionally, the picturesque Brynmill Park and Singleton Park are nearby, offering green spaces for relaxation and recreation. The close proximity to Singleton University Campus makes this home especially appealing to university staff, enhancing its desirability in the rental market. With convenient public transport links and local shops just a stone's throw away, this property not only offers a fantastic living space but also a vibrant community lifestyle.

The Accommodation Comprises

Ground Floor

Entrance Hall

Entered via door to front.

Lounge 11'4" x 16'5" (3.46m x 5.01m)



Double glazed window to front, decorative fireplace, decorative coving to ceiling, fitted carpet, radiator.

Sitting Room 11'1" x 16'5" (3.37m x 5.01m)



Double glazed window to rear, fitted carpet, radiator.

Hall

Double glazed window to side, radiator.

Dining Room 14'0" x 14'0" (4.26m x 4.27m)



Double glazed window to side, under stair storage cupboard, radiator, tiled flooring.

Kitchen 8'8" x 14'0" (2.63m x 4.27m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer, dishwasher, washing machine, tumble dryer and cooker. Double glazed window to side, wall mounted boiler, door leading to garden.

First Floor

Landing

Cupboard, fitted carpet.

Bedroom 1 11'5" x 20'10" (3.47m x 6.34m)



Two double glazed windows to front, fitted carpet, radiator.

Bedroom 2 11'5" x 10'5" (3.49m x 3.18m)



Double glazed window to side, cupboard, picture rail, fitted carpet.

Bedroom 3 11'0" x 10'6" (3.36m x 3.19m)



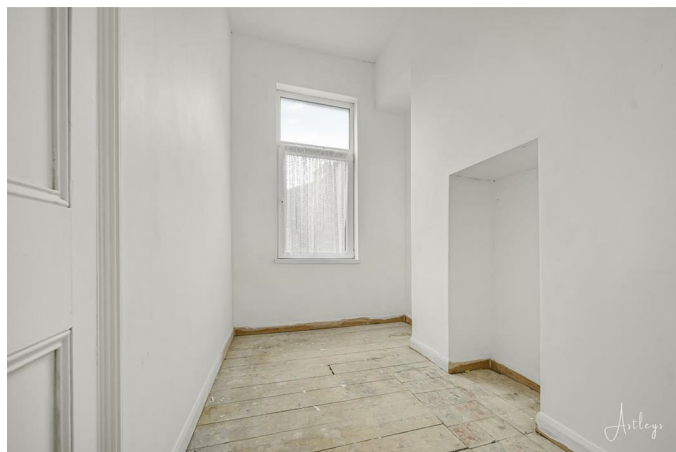
Double glazed window to side, picture rail, fitted carpet, radiator.

Bedroom 4 9'8" x 7'7" (2.94m x 2.32m)



Double glazed window to side, radiator.

Bedroom 5 11'1" x 6'6" (3.37m x 1.97m)



Double glazed window to rear, access to loft.

Bathroom



Fitted two piece suite comprising bath and WC. Frosted double glazed window to rear, vinyl flooring, radiator.

External

At the front, an open courtyard wraps around to a garden gate, this opens up the rear garden.

The rear garden is in need of cultivating, as it currently overgrown.

Aerial Images



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 3 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

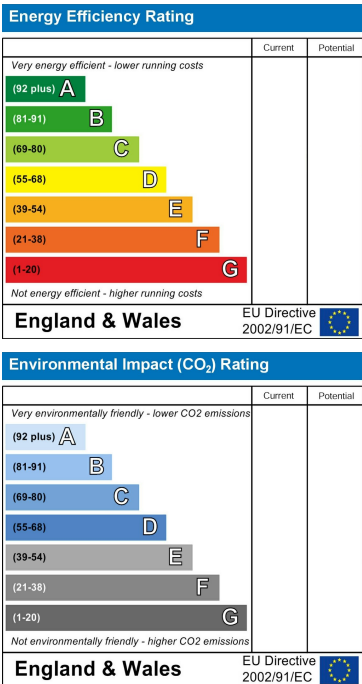
Floor Plan



Area Map



Energy Efficiency Graph



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