



## 15 Graham Street, Hafod, Swansea, SA1 2NB

**£90,000**

Offered for sale with no onward chain, this property presents an excellent investment opportunity in a thriving area popular with couples and families. In need of modernisation, it holds great potential for those looking to renovate and rent out as a buy-to-let.

Upon entering, you are welcomed by an entrance porch leading into the living room, kitchen and bathroom. Upstairs, two well proportioned bedrooms provide comfortable living space. The property's location is particularly desirable, being close to the City Centre with convenient access to a range of local amenities, shops, and restaurants. Additionally, its proximity to the M4 motorway ensures easy commuting, making it an attractive choice.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

Entered via door to front.

#### Living Room 22'0" x 15'5" (6.71m x 4.69m)



Double glazed window to front, open fire in surround, staircase leading to first floor, frosted single glazed window, radiator.

#### Kitchen 20'0" x 10'2" (6.09m x 3.11m)



Fitted with a range of wall and base units with worktop space over, built-in electric oven and hob, space for washing machine and fridge/freezer, wall mounted boiler, radiator, double glazed window to rear and double glazed door leading to the rear garden.

### Bathroom



Fitted with a four piece suite comprising a bath, shower, wash hand basin and WC. Half tiled walls, radiator, frosted double glazed window to rear.

### First Floor

#### Landing

Double glazed window to rear, radiator, access to loft.

#### Bedroom 1 9'11" x 15'2" (3.02m x 4.62m)



Double glazed window to front, radiator.



### Bedroom 2 11'9" x 8'8" (3.57m x 2.64m)



Double glazed window to rear, radiator.

### External



There is a rear, which is in need of cultivating.

### Rear Garden

### Aerial Images



### Agents Note

Tenure - Freehold

Council Tax Band - A

Services - Mains electric. Mains sewerage. Mains Gas.  
Mains Water.

Mobile coverage - EE, Vodafone, Three, O2

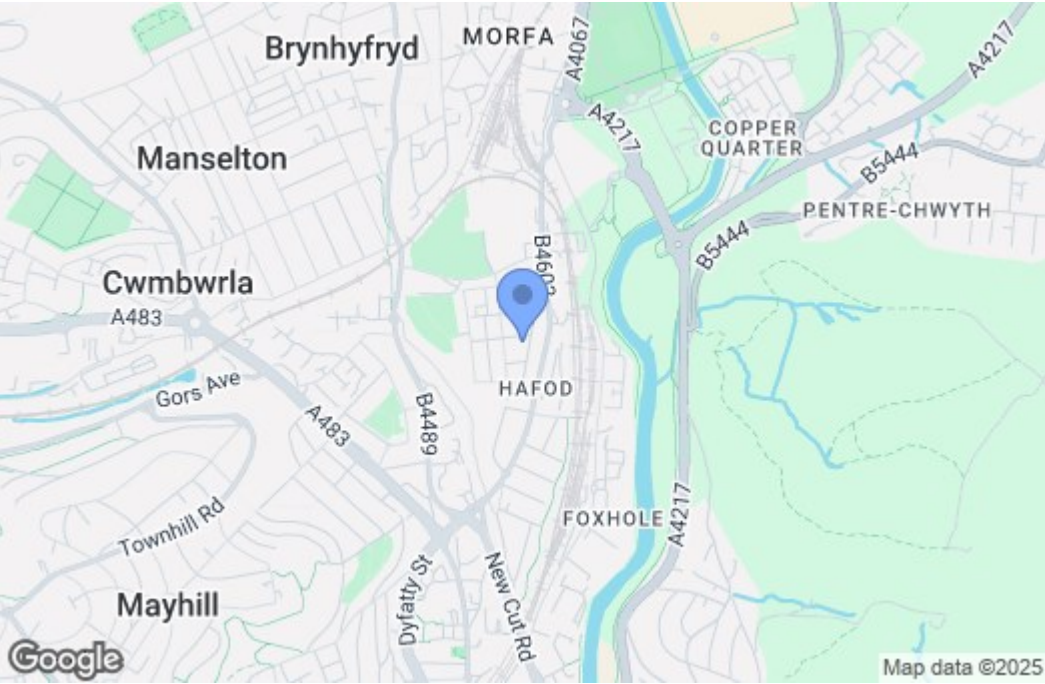
Broadband - Basic 8 Mbps, Superfast 80 Mbps, Ultrafast  
1800 Mbps

Satellite / Fibre TV Availability - BT, Sky

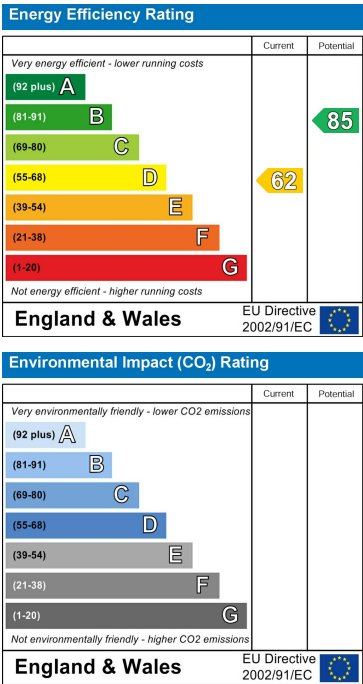
Floor Plan



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.