



18 Cefn Road, Bonymaen, Swansea, SA1 7HH

£140,000

An immaculately presented two bedroom middle terraced home within Bonymaen, the property is located ideally for schools, city centre, Swansea Enterprise Park, shops and local amenities.

This beautiful property has benefitted from modernisation throughout in recent years and has a rear enclosed garden making it a perfect first time purchase, investment opportunity or family home.

The accommodation comprises to the ground floor; hallway, living room, dining room, kitchen, inner porch, bathroom, separate w/c. On the second floor there are two double bedrooms. Externally there is a rear enclosed lawned garden.

The Accommodation Comprises

Ground Floor

Entrance

Via uPVC door.

Hallway

Doors to living room and dining room, radiator, staircase to first floor.

Dining Room 11'0" x 13'5" (3.35m x 4.09m)



Double glazed window to side, radiator, carpeted floor, door to kitchen.

Living Room 9'1" x 15'1" (2.76m x 4.59m)



Double glazed window to front, radiator, carpeted floor.

Kitchen 11'0" x 12'0" (3.35m x 3.67m)



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 and fitted

induction hob, plumbed for washing machine. Integrated dishwasher, tiled splashback, vinyl flooring, radiator. Double glazed window to side, door to inner porch.

Inner Porch

Doors to bathroom, w/c and rear garden.

Bathroom



Two piece suite comprising; corner bath and wash hand basin. Tiled splashback, vinyl flooring, double glazed frosted window to rear.

WC



Low level w/c, vinyl flooring, double glazed frosted window to rear.

First Floor

Landing

Doors to both bedrooms.

Bedroom 1 9'6" x 14'7" (2.89m x 4.44m)



Two double glazed windows to front, radiator, carpeted floor.

Bedroom 2 11'0" x 13'9" (3.35m x 4.18m)



Double glazed window to side, radiator, carpeted floor.

External

Front Garden

Walled front lawn with pathway to front door.

Rear Garden



Enclosed rear lawned garden with mature trees and block built store.

Agents Note

Freehold

Council tax band - B £1,386 (min)

Services -

Mobile Coverage - EE Vodafone Three O2

Broadband - Basic 23mbps Superfast 71 mbps Ultrafast 1000 mbps

Satellite / Fibre TV Availability BT Sky Virgin

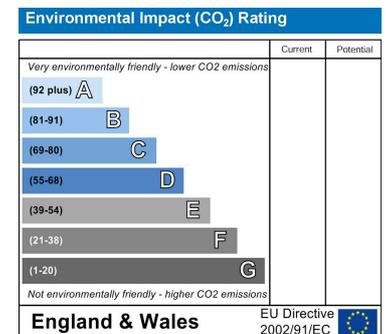
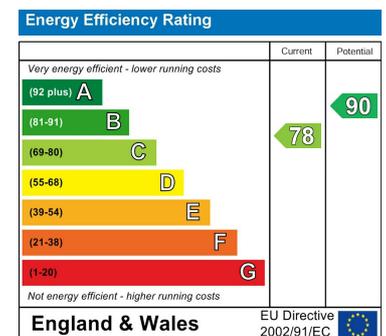
Floor Plan



Area Map



Energy Efficiency Graph



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