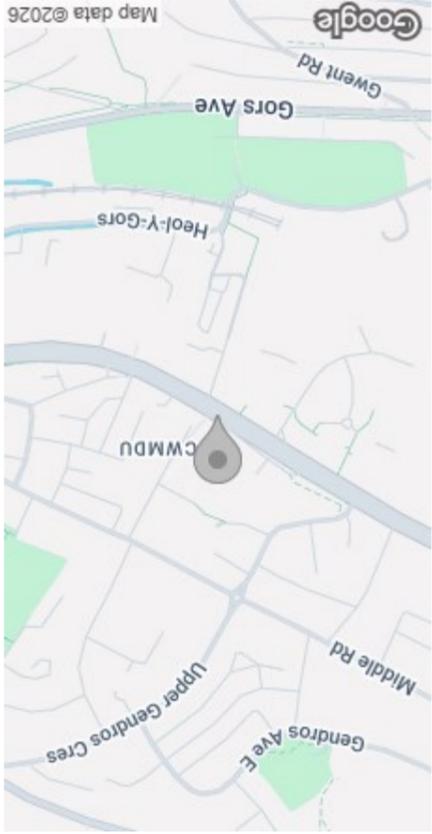


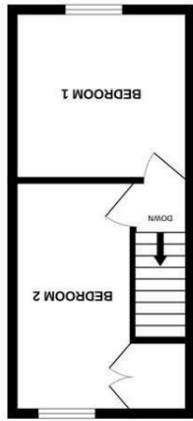
EPC



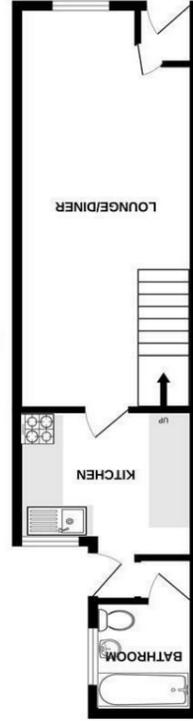
AREA MAP

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 or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

These plans were prepared by the seller and are not intended to be used as a guide to the actual dimensions of the property. The seller is not responsible for any errors or omissions in these plans. The buyer is advised to verify the accuracy of these plans by inspection or otherwise. The seller is not responsible for any errors or omissions in these plans. The buyer is advised to verify the accuracy of these plans by inspection or otherwise.



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



586 Carmarthen Road  
 Cwmdru, Swansea, SA5 8JX  
 Offers Over £80,000



## GENERAL INFORMATION

A fantastic opportunity to purchase this mid-terrace home, set within the popular residential area of Cwmdru, Swansea.

The property offers a practical and well-laid-out arrangement, comprising an entrance porch, lounge/dining room, kitchen, inner hallway, and bathroom to the ground floor. To the first floor are two double bedrooms.

Externally, the home benefits from a small garden to the front and an enclosed rear garden, providing private outdoor space ideal for everyday use or relaxing.

Well suited to first-time buyers or investors, the property is conveniently located close to local schools and amenities, with excellent transport links to Swansea City Centre, Fforestfach Retail Park, Morfa Retail Park, and the Swansea.com Stadium.

Viewing is highly recommended to appreciate the potential and convenient location this property has to offer.

## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Porch

#### Lounge/Dining Room

23'5" x 10'4" (7.16m x 3.15m)

#### Inner Hallway

#### Bathroom

#### First Floor

#### Landing

#### Bedroom 1

10'4" x 9'11" (3.15m x 3.03m)



#### Bedroom 2

13'6" x 7'11" (4.13m x 2.414m)

#### External

#### Small Front Garden

#### Enclosed Rear Garden

#### Tenure Leasehold

Term: 1000 years with 882 years remaining

Ground Rent: £10 per annum

#### Council Tax Band - B

#### EPC-C

#### Services

Mains Gas & Electric  
Mains Sewerage

Water: Billed

"Broadband - The current supplier is (Sky).

"Mobile - There are no known issues with mobile coverage using the vendor's current supplier, [Vodafone].

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

