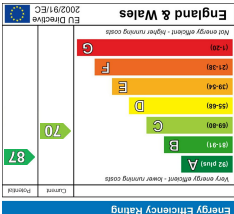


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of windows, doors and other items are approximate and responsibility is taken by any prospective purchaser. The floorplan, systems and appliances shown have been tested and no guarantee as to their operability or efficiency can be given.



### EPC



### AREA MAP



### FLOOR PLAN



16 New Road  
Grovesend, Swansea, SA4 4WE  
Offers Around £180,000





GENERAL INFORMATION

Semi-detached house presents a wonderful opportunity for those seeking a family home with potential. The property boasts three bedrooms, making it ideal for a growing family or those in need of extra space. The inviting lounge/diner offers a comfortable area for relaxation and entertaining, while the upstairs bathroom adds convenience to daily living.

This home is in need of some tender loving care, allowing you to put your personal touch on it and truly make it your own. The enclosed rear garden provides a private outdoor space, perfect for children to play or for hosting summer barbecues. Additionally, the property features a garage, offering ample storage or the possibility of a workshop.

Parking is a breeze due to the driveway, ensuring that you and your guests can come and go with ease. The location is particularly appealing, as it is situated close to local schools, making the morning school run a simple task.

In summary, this semi-detached house on New Road is a fantastic opportunity for those looking to invest in a property with great potential in a family-friendly area. With a little effort, this house can be transformed into a lovely home. Don't miss your chance to view this property and envision the possibilities it holds.

FULL DESCRIPTION

Entrance

Hallway

Lounge/Dining Area  
21'8" x 12'2" (6.61m x 3.73m )

Kitchen  
16'4" max x 13'5" (4.98m max x 4.09m )  
:

Shower/Laundry Room

First Floor

Landing

Bedroom 1  
9'10" max x 9'7" max (3.01m max x 2.94m max)



Bedroom 2  
9'10" x 7'3" (3.02m x 2.23m)

Bedroom 3  
9'3" x 5'6" (2.82m x 1.69m)

Bathroom

External

Parking  
Driveway

Additional Information  
Please note due to the nature of the sale, the client requires the property to stay on the market until exchange.

Tenure  
Freehold

EPC = C

Council Tax Band = C

Services  
Heating System - Gas  
Mains gas, electricity, sewerage and water.  
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

