



These particulars or representations of facts, 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 information contained here, measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any error. This is to the property 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.

EPC



AREA MAP



101 Coalbrook Road
Grovesend, Swansea, SA4 4GR
Offers Around £150,000



GENERAL INFORMATION

This semi-detached property situated on Coalbrook Road in Gvoesend, Swansea, presents an excellent opportunity for first-time buyers or savvy investors looking to expand their portfolio. The property boasts two spacious double bedrooms, providing ample room for relaxation and rest.

Upon entering, you will find a welcoming lounge that leads to a second sitting room, perfect for entertaining guests or enjoying family time. The layout is both practical and inviting, making it an ideal starter home for those looking to establish themselves in the property market.

Outside, the property is complemented by both front and rear gardens, offering a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air.

With its attractive features, chain free status and potential, this home is not to be missed. Whether you are looking to settle down or invest, this property on Coalbrook Road is a promising option that combines comfort and practicality. Don't miss out.



FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge

12'4" max x 11'1" max (3.78m max x 3.40m max)



Sitting Room

12'6" x 10'7" (3.82m x 3.24m)

Kitchen

16'3" max x 6'10" (4.96m max x 2.09m)

First Floor

Landing



Bedroom 1
15'0" max x 10'2" (4.58m max x 3.12m)

Bedroom 2
11'4" max x 11'1" (3.46m max x 3.38m)

Family Bathroom

Parking

Council Tax Band = C

Tenure

Freehold

EPC = E

Services

Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
Broadband - The current supplier is Sky (fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Tesco Mobile
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

