

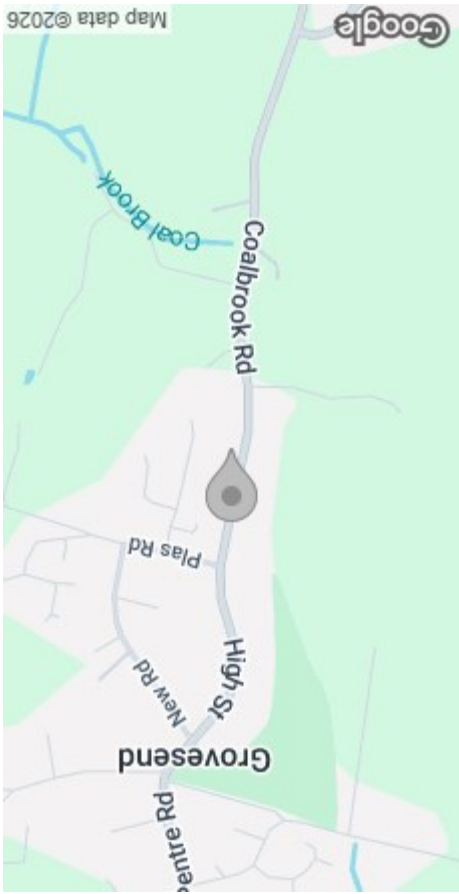
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FLOOR PLAN



AREA MAP



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

2 1 1 E

GENERAL INFORMATION

This semi-detached property situated on Coalbrook Road in Grovesend, 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.

