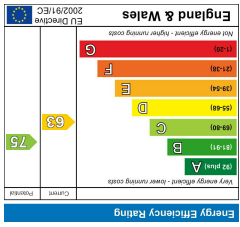


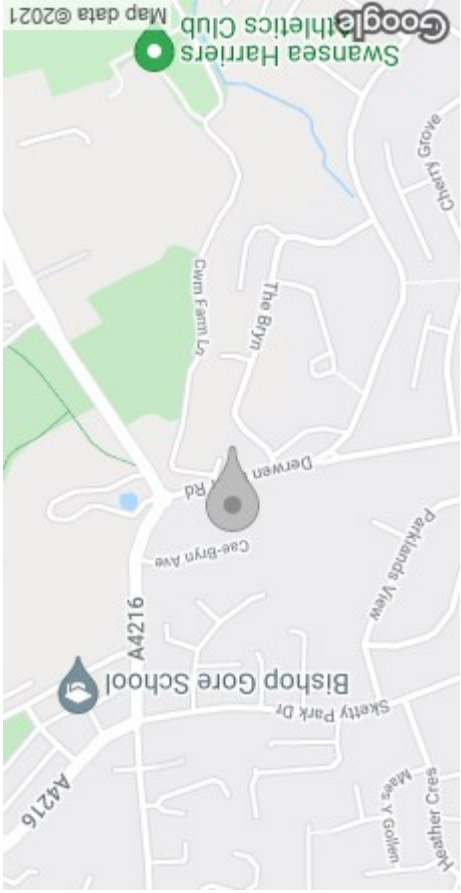


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

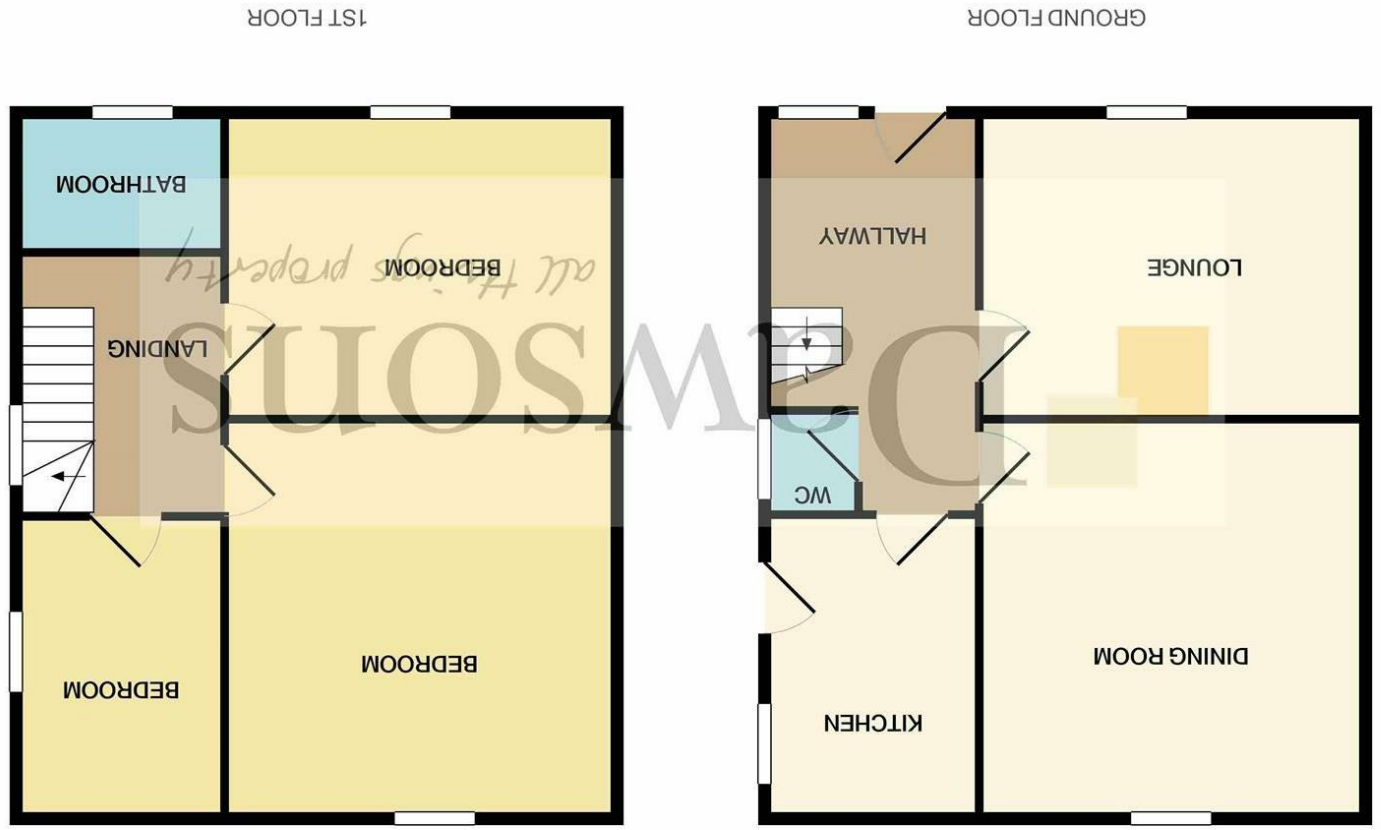
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC



AREA MAP



FLOOR PLAN



2 Brynnewydd Gardens
 Sketty, Swansea, SA2 8AD
£270,000



GENERAL INFORMATION

IN NEED OF MODERNISATION. Traditional semi detached property in a quiet cul de sac location comprising: lounge, dining room, fitted kitchen and w/c to ground floor with three bedrooms and bathroom to first floor. The property benefits gas central heating, majority uPVC double glazing, front and rear gardens, driveway and single detached garage. EPC - D.

FULL DESCRIPTION

ENTRANCE

Enter via wooden stained glass panelled door into:-

HALLWAY

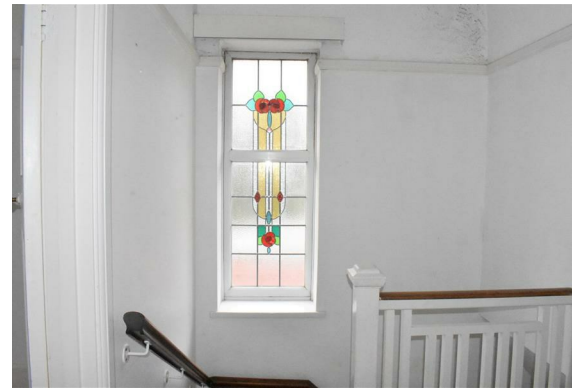
Stained glass window to front, picture rail, radiator, stairs to first floor.

W.C.:

Two piece suite comprising low level w.c, wall mounted wash hand basin, tiled walls, radiator, tiled flooring, uPVC double glazed window to side.

LOUNGE

14'3" x 11'3" (4.35m x 3.44m)
uPVC double glazed bay window to front, coved ceiling, feature fireplace, radiator.



DINING ROOM

15'10" x 11'6" (4.83m x 3.51m)
uPVC double glazed bay window to rear, coved ceiling, alcoves, feature fireplace, radiator.

KITCHEN

9'10" x 7'10" (3.02m x 2.39)
Fitted with a range of wall and base units, with work surface over, set in stainless steel sink and drainer with mixer tap, cooker point, plumbed for washing machine, integrated fridge freezer, splash back tiles, wall mounted boiler, radiator, extractor fan, uPVC double glazed window to side, wooden glass panelled door to side.

FIRST FLOOR

LANDING

Loft access, picture rail, uPVC double glazed stained glass window to side.

BEDROOM 1

11'5" x 15'10" (3.50m x 4.83m)
uPVC double glazed bay window to rear, picture rail, fitted wardrobes.

BEDROOM 2

14'2" x 12'5" (4.32m x 3.79m)
uPVC double glazed bay window to front, picture rail, alcove, radiator.

BEDROOM 3

9'11" x 7'10" (3.04m x 2.40m)
uPVC double glazed window to side, picture rail, radiator.

BATHROOM

Three piece suite comprising panelled bath, low level w.c., pedestal wash hand basin, splash back tiles, airing cupboard, radiator, uPVC double glazed window to front..

EXTERNAL

FRONT

Laid to lawn with bordered mature shrubs, driveway and single detached garage.

REAR

Rear garden, laid to lawn, patio area, storage shed, rear access.