

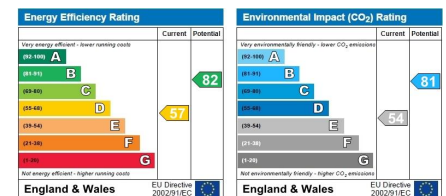


## 752 Carmarthen Road, Gendros SA5 8JL

**Offers in the region of £79,995**

**Mid-Terrace With 3 Reception s  
Bedroom s**

**Large Rear Garden With Huge Potential  
In Need Of Some Internal Modernisation  
Close To Retail Parks, On Popular Bus  
Route  
Viewing Essential. No Chain. EER: D57**



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**ZJ/WJ/67295/281118**

## **DESCRIPTION**

A mid-terrace property with a very large rear garden, situated in Gendros and benefitting from easy access to nearby retail parks, schools, amenities and Swansea City Centre. Though the property requires some modernisation internally, it does benefit from double-glazing and gas central heating. The rear garden is currently overgrown but stretches far back from the property, offering excellent potential to extend or develop (STP). There is also a vehicular right of way access to the garden beneath the neighbouring property. We would highly recommend viewing this property which may be of interest to families, FTB's and investors. No chain. EER: D57

## **ENTRANCE PORCH**

Entered via double glazed door to front, part tiled walls, coved ceiling, door to;

## **HALLWAY**

Stairs to first floor, radiator, coved ceiling, door to understairs storage cupboard, door to;

## **LOUNGE**

11'3 x 10'0 (3.43m x 3.05m)

Double glazed window to front, coved ceiling, two alcoves.

## **SITTING ROOM**

10'4 x 8'10 (3.15m x 2.69m)

Double glazed French doors to rear, radiator, coved ceiling, two alcoves with storage cupboards.

## **DINING ROOM**

12'5 x 8'6 (3.78m x 2.59m)  
Double glazed window to side, radiator, TV point, tiled hearth, coved ceiling, door to;

## **KITCHEN**

8'5 x 6'11 (2.57m x 2.11m)  
Double glazed window to side and rear, double glazed door to side, vinyl flooring, base units with worktop over, stainless steel sink unit and drainer, space for fridge/freezer, cooker and washing machine, wall mounted Baxi combination boiler.

## **FIRST FLOOR LANDING**

Coved ceiling, loft hatch, doors to;

## **BEDROOM ONE**

14'4 x 10'1 (4.37m x 3.07m)

Two double glazed windows to front, two alcoves.

## **BEDROOM TWO**

10'8 x 9'5 (3.25m x 2.87m)  
Double glazed window to rear, radiator.

## **BEDROOM THREE**

9'6 x 5'8 (2.90m x 1.73m)  
Double glazed window to side.

## **BATHROOM**

Double glazed window to rear, WC, wash hand basin, panel bath, radiator, storage cupboard, loft hatch.

## **EXTERNALLY**

To the rear is a large garden which is currently overgrown but offers excellent potential to extend the property or develop, subject to the necessary planning consent. There is on street parking and vehicular right of way access to the

garden via the neighbouring property. There is also a right of way access across the garden to the neighbours property. Please note we believe that there is evidence of Japanese Knotweed towards the back of the garden.

## **SERVICES**

Mains services are connected to the property.

## **VIEWING**

By appointment with the selling Agents on 01792 653508 or e-mail swansea@johnfrancis.co.uk

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **TENURE**

We are advised that the property is Freehold

## **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**

From our office in Swansea, Proceed down Mansel street and filter left onto Dyfatty Street. At lights turn left onto Carmarthen Road. Cross over two roundabouts and continue on Carmarthen Road to Fforestfach Cross. The property will be found on the right hand side and identified by our John Francis For Sale board.