

NEW PRICE



## 1 Woodford Road, Blaenymaes, Swansea, SA5 5PA

**Offers in the region of £84,995**

Large Corner Plot  
Off Road Parking For 3  
Two Double Bedrooms  
Front & Rear Gardens  
Gas Central Heating

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**KJ/DT/71219/030719**

## **DESCRIPTION**

Excellent First Time Buy  
OR Investment  
Opportunity!

This end of terrace property is situated on a good sized corner plot with lawns, off road parking and raised decking area to the rear. This conveniently positioned family home is great for local amenities, including schools, local shops and Parc Fforestfach shopping centre with its wide array of retail stores.

We at John Francis highly recommend viewing, before this realistically priced property gets snapped up!

EER : E47

## **ENTRANCE HALL**

Enter via double glazed door to front, coved ceiling, carpet, door to:

## **LIVING ROOM**

17'6 x 10' (5.33m x 3.05m)

Double glazed window to front, laminate flooring, fireplace with marble effect hearth, coved ceiling, door to:

## **KITCHEN**

17'6 x 7'5 (5.33m x 2.26m)

Double glazed window to rear. Fitted with a range of wall and base units with work top over, 1½ bowl stainless sink with mixer and drainer, integrated electric oven with 4 ring electric hob and extractor over, tiled flooring, tiled splash-

back, plumbing for washing machine, space for dryer, space for fridge/freezer, wall mounted Baxi combination boiler providing domestic hot water and heating to the property. Stairs to first floor, door to:

## **REAR HALL**

11'7 x 3'4 (3.53m x 1.02m)

Tiled flooring, double glazed door to rear leading out to the rear garden.

## **FIRST FLOOR LANDING**

Double glazed window to rear, loft access, storage cupboard.

## **BATHROOM**

8' x 5'7 (2.44m x 1.70m)  
Double glazed window to rear. Suite comprising of a pedestal wash hand basin, WC, panelled bath with shower over and glass screen, tiled splash-back, towel radiator.

## **BEDROOM ONE**

14'8 x 9'5 (4.47m x 2.87m)

Double glazed window to front, double panel radiator, laminate flooring, storage cupboard.

## **BEDROOM TWO**

11'7 x 9'7 (3.53m x 2.92m)

Double glazed window to front, single panel radiator, laminate flooring.

## **EXTERNALLY**

The front is mainly laid to lawn with off road parking

for approximately 3 or more vehicles which leads to the rear enclosed garden mainly laid to lawn with a raised decking area.

## **SERVICES**

We are advised mains services are connected to the property.

## **OUR OFFICE HOURS**

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 4:00pm

## **GENERAL NOTE**

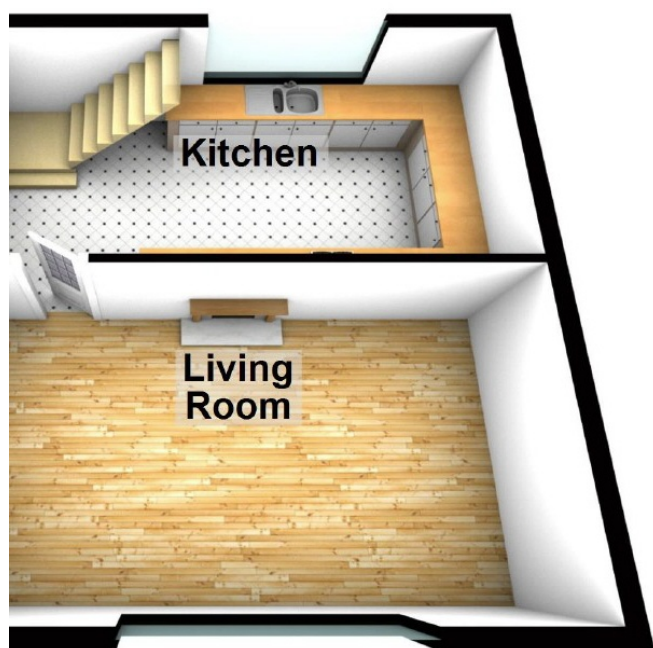
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**

From our office proceed down Mansel Street on the A4118, continue to the traffic lights bearing left onto Walter Street (A4118), at the next set of traffic lights turn left onto Carmarthen Road (A483) and at the next mini roundabout take the third available turning onto Pentregethin Road. Proceed up the hill and continue along the level area until reaching Caereithin Cross. Go straight over and take the 3rd turning right onto Woodford Road where the property is situated immediately on the right



## Ground Floor



## First Floor



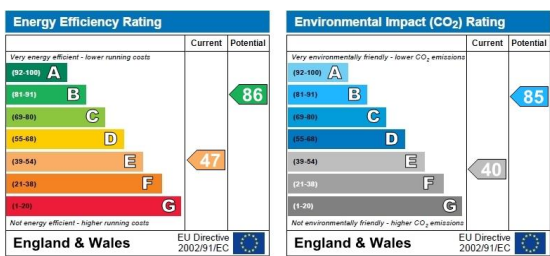
For illustration purposes only. Not to scale.

Plan produced using PlanUp.

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**John.  
Francis**