



41 Cadle Crescent, Portmead, Swansea SA5 5HP

Offers in the region of £74,995

No Chain!

Traditional Mid Terrace Family Home

Two Double Bedrooms

Popular Residential Area

Ideal Investment

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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.

KAJ/RO/72067/190819

DESCRIPTION

Ideal First Time Buy Or Investment Opportunity! We offer for sale a spacious traditional mid terrace family home. Located in Portmead with easy access to local schools, shops, Parc Fforestfach and (J47) M4 motorway. This property comprises of two good sized bedrooms, lounge, kitchen and first floor shower room. This property also benefits from a low maintenance enclosed rear garden, potential off road parking to the front of the property (STP), double glazing and gas central heating.

ENTRANCE HALL

Enter via double glazed door to front, single panel radiator, stairs to first floor, double glazed window to front, door to:

KITCHEN

17'1 x 7'5 / 4'2 (5.21m x 2.26m / 1.27m)
Wall and base units with worktops over, stainless steel sink with mixer tap and drainer, tiled splash back, single panel radiator, space for cooker and fridge/freezer, under stairs storage pantry, double glazed window to front, lino flooring, door to:

LIVING ROOM

17'1 x 9'5 (5.21m x 2.87m)
Double glazed window to rear, single panel radiator, gas fire with back boiler and tiled surround.

REAR HALL

6'5 x 3'9 (1.96m x 1.14m)
Double glazed door to rear, carpet flooring.

FIRST FLOOR LANDING

Double glazed window to front, door to:

SHOWER ROOM

7'9 x 5' (2.36m x 1.52m)
Three piece suite comprising WC, pedestal wash hand basin, shower with disabled access, tiled splash back, double panel radiator, lino flooring, double glazed window to front.

BEDROOM ONE

14'6 x 9'7 (4.42m x 2.92m)
Double glazed window to front, single panel radiator, large storage cupboard with double glazed window to front.

BEDROOM TWO

11'9 x 10'6 (3.58m x 3.20m)
Double glazed window to rear, single panel radiator, airing cupboard housing water tank, loft access.

EXTERNALLY

Steps lead down to the property which is accessed via a shared gateway. To the rear is an enclosed garden laid mainly to lawn with a small patio area.

SERVICES

We are advised all 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

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisSwan or on facebook
www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

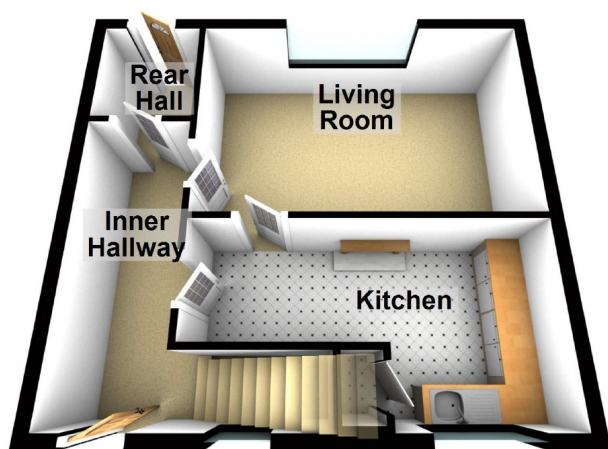
GENERAL NOTE

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.

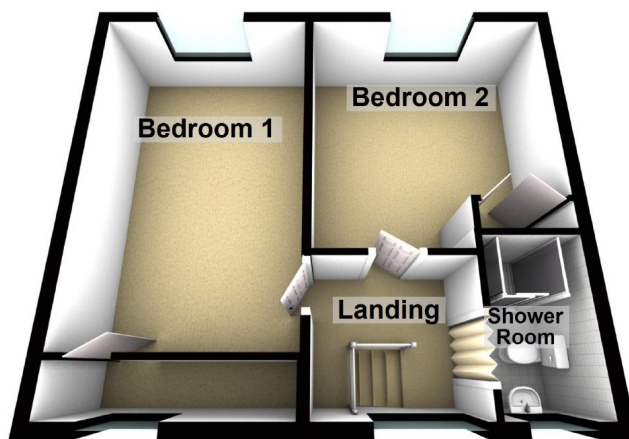
DIRECTIONS

From our office in Swansea proceed down Mansel Street and filter left onto Dyfatty Street. At lights turn left onto Carmarthen Road and travel to the roundabout. Take the third exit onto Pentregethin Road. Proceed all the way to Caereithin lights, go straight over and take the first left onto Ffordd Y Brain. Take the second right onto Caeonna Road. Take the second left onto Cadle Crescent where the property will be located on the right hand side.

Ground Floor



First Floor



For illustration purposes only. Not to scale.

Plan produced using PlanUp.

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**John.
Francis**

www.johnfrancis.co.uk