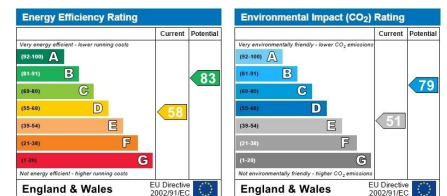




68 Grove Road, Clydach SA6 5JJ

Offers in the region of £110,000

2 Bed Semi-Detached Property
Popular Location In Clydach
Good Size Rear Garden
Ideal FTB Or Family Home
Viewing Recommended
No Chain. EER: D58



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DESCRIPTION

A semi-detached property situated in Clydach and offered with no upward chain!

The property is in need of some upgrading but benefits from double-glazing, gas central heating, and has a good size rear garden which is currently overgrown. We feel this property offers an ideal opportunity for a wide range of buyers, including first time buyers, investors and small families.

Clydach itself offers a wide range of amenities local shops, schools, a library and doctors as well as out of work activities. There is the Swansea Valley canal that lends itself to lovely walks and a cycle track that can be followed down to Mumbles and Clydach which also benefits from its own Golf Club.

ENTRANCE HALLWAY

Double-glazed entrance door to the front, dado rail, staircase to the first floor, door to:

LOUNGE

15'1 x 12'9 (widest points) (4.60m x 3.89m (widest Double-glazed bay window to the front, radiator, TV point, wooden fire surround, picture rail, coved ceiling, door to understairs storage cupboard, door to:

KITCHEN/DINING ROOM

14'4 x 10'2 (4.37m x 3.10m)
Double-glazed window to the rear, tiled flooring, a

range of wall and base units with worktops over, incorporating a stainless steel sink and drainer unit, space for freestanding fridge freezer and cooker, radiator, ceiling fan, opening to a pantry area, double-glazed door to:

REAR PORCH

Double-glazed door to the rear, tiled flooring, space and plumbing for washing machine, wall mounted 'Ravenheat' boiler, door to:

WC

Double-glazed window to the rear, WC, wash hand basin.

FIRST FLOOR LANDING

Loft hatch, dado rail, door to:

BEDROOM ONE

14'6 x 10'4 (4.42m x 3.15m)
Double-glazed window to the front, radiator, TV point, picture rail, door to a storage cupboard which has a double-glazed window to the front.

BEDROOM TWO

11'9 x 9'0 (3.58m x 2.74m)
Double-glazed window to the rear, radiator, phone point.

BATHROOM

Double-glazed window to the rear, WC, pedestal wash hand basin, panelled corner bath, tiled and glazed shower enclosure, radiator, door to storage cupboard.

EXTERNALLY

To the front of the property there is a small

front garden which has gated side pedestrian access which leads to the rear. The rear garden is currently overgrown but has a patio area, and storage room.

VIEWING

By appointment with the selling Agents on 01792 864900 or e-mail pontardawe@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 Pontardawe Showroom, go straight through the traffic lights and proceed to the roundabout. Take the second exit and proceed through the village of Trebanos and into Clydach. Turn right at the second mini roundabout and right again at the following roundabout onto Vardre Road. Take a right hand turning onto Carlton Rd then the 1st turning on the left into Grove Road, where the property is located on the left hand side identified by a John Francis board.