



22 Mewslade Avenue, Blaenymaes, Swansea SA5 5QJ

Offers in the region of £74,995

2 Bed End Of Terrace

Convenient Location with Easy Access To M4 (J47)

**Double Glazing, Gas Central Heating System & Off Road Parking
EER: D59**

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.

CW/RO/68470/090919

DESCRIPTION

A end of terrace property situated in Blaenymaes which we feel would make an ideal first time buy or investment. The location provides easy access to local primary schools, Fforestfach Retail Park and the M4 Motorway. The property itself benefits from double-glazing, gas central heating, and boasts a well maintained garden to the rear with a shed. We would highly recommend viewing this property and is offered with no upward chain. EER: D59

KITCHEN AREA

Enter via double glazed door, double glazed window to front, base unit and storage cupboard, gas cooker, tiled walls and flooring.

KITCHEN/DINER

Double glazed window to rear, base units with stainless steel sink and drainer, storage cupboard, part tiled walls, tiled flooring, radiator, door to:

HALLWAY

Double glazed door to rear garden, tiled flooring, door to.

CLOAKROOM

WC, wash hand basin, radiator, tiled flooring, double glazed window to rear.

LOUNGE

Double glazed window to rear, gas fireplace, wood panelling, radiator, coving, door to:

HALLWAY

Double glazed door to front, radiator, stairs to first floor.

FIRST FLOOR

LANDING

Double glazed window to front, loft access, door to:

BATHROOM

WC, wash hand basin, walk-in shower unit with electric shower, extractor fan, tiled walls, vinyl flooring, double glazed window to front, radiator.

BEDROOM ONE

Double glazed window to rear, radiator, coving, storage cupboard housing combination boiler.

BEDROOM TWO

Double glazed window to rear, radiator, coving.

EXTERNALLY

To the front is off road parking for 2 vehicles with side pedestrian access to the rear. To the rear is a well maintained garden with a **SHED**.

SERVICES

Mains services are connected.

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 Swansea office proceed down Mansel Street and filter left onto Dyfatty Street. At the Traffic lights turn left onto Carmarthen Road and proceed to roundabout. Take the third exit onto Pentregethin Road. Proceed until you reach the traffic lights at Caereithin. At the lights turn right onto Mynydd Newydd Road and take the first left turning onto Broughton Avenue. Follow the road around and take a left onto Mewslade Avenue where the property will be found on the left hand side as identified by our for sale board.

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

**John.
Francis**