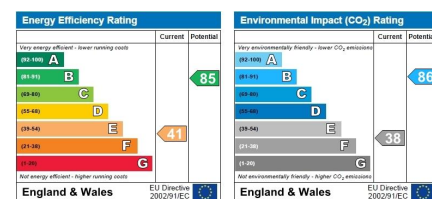




**660 Llangyfelach Road,
Treboeth, Swansea SA5 9EN**

Offers in the region of £70,000

**Two Bedroom Mid terrace
Front And Rear Garden
Good Location
EER : E41**



TS/RO/23554/111019

DESCRIPTION

A traditional two bedroom mid terrace home located in Treboeth. The property enjoys easy access to amenities that include the M4 Motorway, Morriston Hospital, both primary and secondary schools and Swansea City Centre.

The property benefits from large sized bedrooms, front and rear gardens and an open plan lounge/diner. We would consider this property an ideal home for first time buyers and investors alike.

HALL

Enter via double glazed door, radiator, stairs to first floor, door to:

LOUNGE/DINER

21'1 x 10'8 (6.43m x 3.25m)
Double glazed windows to front and rear, radiator, coving to ceiling, fireplace with surround, storage cupboard, door to:

KITCHEN

7'5 x 7'3 (2.26m x 2.21m)
Double glazed window to side, double glazed exterior door, radiator, range of wall and base units with worktops over, stainless steel sink, wall mounted boiler, tiled flooring.

FIRST FLOOR LANDING

Storage cupboard, doors to:

BEDROOM ONE

14'8 x 10' (4.47m x 3.05m)
Double glazed window to front, radiator.

BEDROOM TWO

10'8 x 9'3 (3.25m x 2.82m)
Double glazed window to rear, radiator.

BATHROOM

Double glazed window to side, radiator, bath with shower over, WC, wash hand basin, tiled walls and flooring.

EXTERNALLY

To the front there is an enclosed garden area and pathway to front door. To the rear is a lawned area with a range of mature trees and shrubs.

SERVICES

We are advised all mains services are connected to the property.

PLEASE NOTE

There is knotweed within the boundary

VIEWING

By appointment with the selling Agents on 01792 311910 or e-mail morriston@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 Junction 46 of the M4 Motorway at Llangyfelach, follow the signs for Llangyfelach. Proceed onto Swansea Road which becomes Llangyfelach Road. Proceed through the traffic lights where the property will be located on the left-hand side.