

NEW  
INSTRUCTION



## 72 Cardigan Crescent, Winch Wen SA1 7DY

**Offers in the region of £70,000**

**No Chain!**

**Two Double Bedrooms**

**Well Appointed Kitchen And Bathroom**

**Two Storage Sheds**

**EPC TBC**

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/WJ/76431/250820**

## **DESCRIPTION**

A Deceptively Spacious,  
Two Double Bedroomed,  
First Floor Flat.

The property has been well presented thorough out and benefits from a 21" lounge. A modern bathroom and contemporary kitchen with integrated appliances add to appeal of this beautifully appointed property. The property has good access to local amenities Llansamlet Enterprise Park, Morfa Retail Park and Swansea City Centre. An Ideal purchase for first time buyers or investors. Viewing highly recommended.

## **ENTRANCE HALL**

Entered via double glazed door to side, carpet, stairs to first floor flat.

## **FIRST FLOOR LANDING**

Carpet, single panel radiator, double glazed window to front, dado rails, double door storage, doors to;

## **BATHROOM**

7'9 x 5'10 (2.36m x 1.78m)  
Three piece suite comprising pedestal wash hand basin, WC, "P" shaped bath with mixer tap with shower attachment, glass shower screen and mains shower attachment, tiled walls, tiled floor, pedestal wash hand basin, obscure double glazed window to front, double panelled radiator, spotlights, coved ceiling.

## **BEDROOM ONE**

11'6 x 10'11 (3.51m x 3.33m)  
Double glazed window to front, double panelled radiator, carpet, centre ceiling light, double door built-in storage.

## **BEDROOM TWO**

12'6 x 11'5 (3.81m x 3.48m)  
Double glazed window to side, single panel radiator, carpet, decorative cornice to ceiling, dado rail, centre ceiling light, double door built-in storage cupboard.

## **LOUNGE**

21'10 x 8'6 (6.65m x 2.59m)  
Double glazed window to side and rear, double panelled radiator, carpet, two centre ceiling lights with ceiling roses, decorative cornice to ceiling, dado rails, fireplace with stone surround and decorative mantle. Please note that the fire has been disconnected but is available to be reconnected if required. Door to;

## **KITCHEN**

12'7 x 8'4 (3.84m x 2.54m)  
Fitted with matching wall and base units with worktop over, 5 ring gas hob with stainless steel extractor over, integrated cooker and grill, integrated fridge and freezer, tiled splashback, stainless steel sink with drainer and mixer tap, plumbing for washing machine, spotlights to ceiling, coved ceiling, double glazed window to side, double panelled radiator, tiled flooring, built-in storage cupboard.

## **EXTERNALLY**

Concrete steps lead down to a shared entrance to the flat. There are two separate sheds and there is a shared communal garden.

## **SERVICES**

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

## **VIEWING**

By appointment with the selling Agents on 01792 653508 or e-mail [swansea@johnfrancis.co.uk](mailto: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](https://twitter.com/JohnFrancisSwan) or on  
facebook  
[www.facebook.com/JohnFrancisEstateAgents](https://www.facebook.com/JohnFrancisEstateAgents)

## **TENURE**

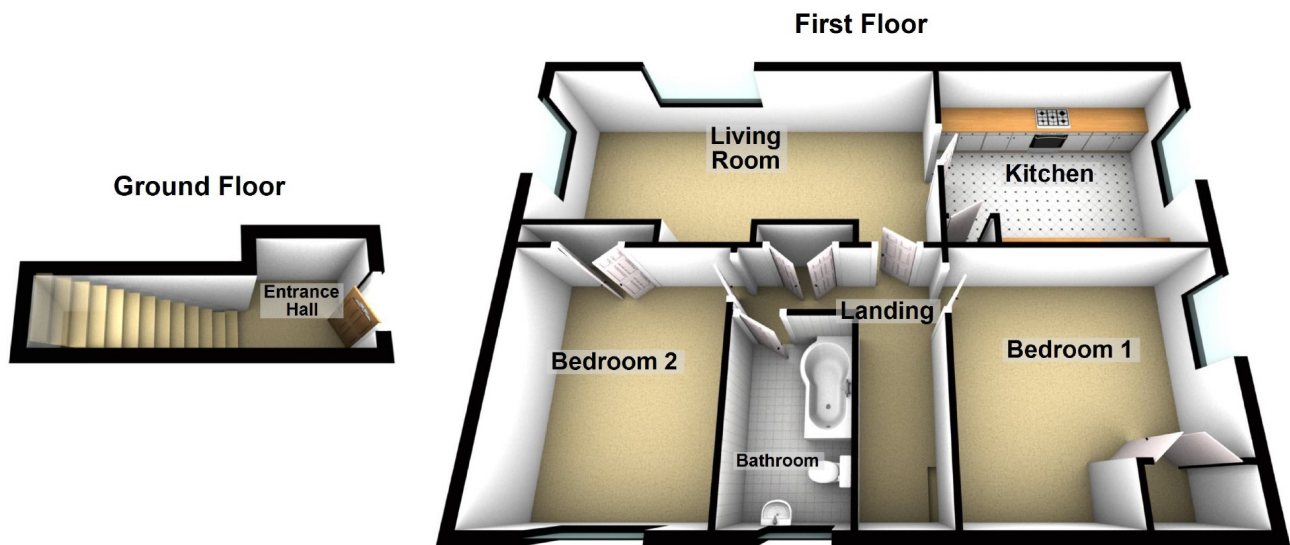
We are advised that the property is Leasehold

## **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**

Head east on Walter Rd towards Mansel street. Continue to follow the road taking a slight left onto New Orchard St. Straight over Dyfaty lights onto bridge st. Go through 2 mini roundabouts. At the traffic lights, turn left and then take the 2nd at the roundabout. Then the 1st exit at the next roundabout, go straight through the traffic lights. At the next roundabout, take the 2nd exit onto Carmel Rd, go straight over the mini roundabout onto Carmel Rd. Straight over the next mini roundabout. Then take the second exit at the next mini roundabout onto Colwyn Avenue. Turn right onto Cardigan Cres and the property will be on the left hand side as indicated by our For Sale sign



For illustration purposes only. Not to scale.

Plan produced using PlanUp.

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Francis**

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