



9 Caernarvon Way, Bonymaen, Swansea, City And County of Swansea, SA1 7HN

Asking Price £109,950

A three bedroom semi detached property with no onward chain. The location is within walking distance of local amenities and close to local schools, City Centre and M4.

The accommodation comprises to the ground floor; porch, hallway, lounge, kitchen and dining room. To the first floor are two double bedrooms, shower room with separate w/c and single bedroom. Externally there is side access to the rear garden area.

EPC RATING: D

The Accommodation Comprises

Ground Floor

Entrance

Via uPVC door to porch.

Porch

Door to hallway.

Hallway 6'1" x 13'2" (1.86 x 4.02)

Doors to kitchen and lounge, radiator, stairs to first floor.

Lounge 13'2" x 12'6" (4.02 x 3.82)



Double glazed window to front.

Kitchen 10'2" x 9'7" (3.09 x 2.93)



Double glazed window to rear, fitted with a range of wall and base units with worktop over, inset stainless steel sink with drainer and mixer tap. Space for free standing cooker, plumbed for washing machine, doors to dining room and rear garden.

Dining Room 10'2" x 9'0" (3.09 x 2.75)

Double glazed window to rear, radiator.

First Floor

Landing

Double glazed window on stairs, Doors to bedrooms, shower room and separate w/c.

Bedroom 1 12'1" x 10'11" (3.68 x 3.34)



Double glazed window to front, radiator.

Bedroom 2 10'2" x 10'11" (3.09 x 3.34)



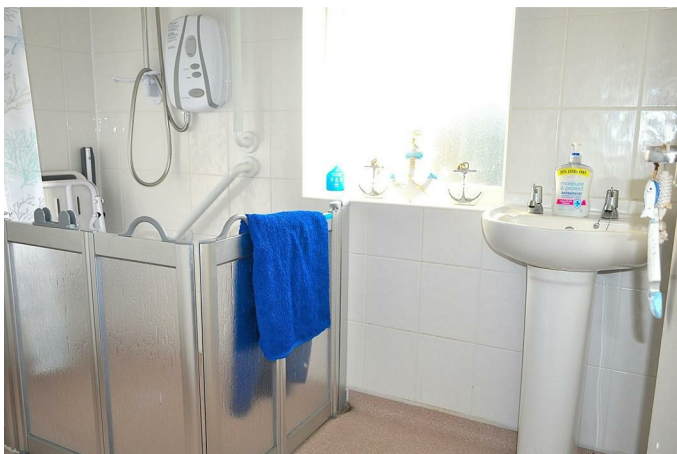
Double glazed window to rear, radiator.

Bedroom 3 8'0" x 7'8" (2.45 x 2.34)



Double glazed window to front.

Shower room 7'8" x 5'1" (2.34 x 1.54)



Double glazed frosted window, wet room, wash hand basin, radiator.

WC



Double glazed frosted window to side, low level w/c.

External



Rear garden.

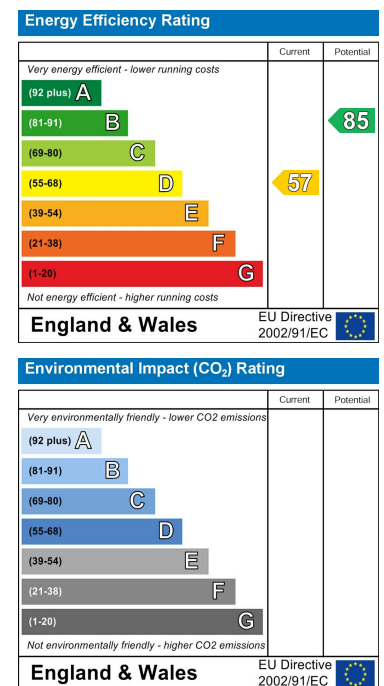
Floor Plan



Area Map



Energy Efficiency Graph



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