

NEW
INSTRUCTION



**8 Colwyn Avenue, Winch Wen, Swansea,
SA1 7EE**

Offers in the region of £129,995

NO CHAIN
Off road parking
Front & Rear Garden
Upstairs bathroom
Ideal Investment opportunity

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/WJ/79685/080121

DESCRIPTION

No upward chain!

We have on offer this three bedroom semi-detached property which is considered an ideal first time or investment buy situated in a location ideal for Schools, the enterprise park and Swansea City Centre. The property benefits from double-glazing, a gas central heating system, kitchen and generous size gardens to the front and rear and with Off-Road parking for three vehicles.

Viewing of this property is considered a must, to fully appreciate the benefits and the potential this home has to offer.

EPC:D62

PORCH

Entered via double glazed door to front, vinyl flooring, double glazed door to;

HALLWAY

Carpet flooring, stairs to first floor landing, door to;

LOUNGE

14'5/13' x 13'4/6'3
(4.39m x 4.06m)

Double glazed window to rear, carpet flooring, radiator, electric fireplace, door to;

DINING ROOM

11'10/8'5 x 11'8'11
(3.61m x 3.35m)

Double glazed window to front and side, radiator, carpet flooring, under stairs storage cupboard, further storage cupboard, door to;

KITCHEN

11'2 x 5'7 (3.40m x 1.70m)

Double glazed window to rear, double glazed door to side to the garden, fitted with a range of wall and base units with worktop over, stainless sink unit and drainer, space for free standing electric oven and a washing machine, integrated fridge/freezer, tiled splashback, vinyl flooring.

FIRST FLOOR

LANDING

Double glazed window to front, carpet flooring, access to loft, built-in storage cupboard, doors to;

BATHROOM

6'9 x 5'8 (2.06m x 1.73m)
Frosted double glazed window to side, WC, wash hand basin, walk-in shower cubicle, radiator, part tiled walls, extractor fan, vinyl flooring.

BEDROOM ONE

13'4 x 9'10 (4.06m x 3.00m)

Double glazed window to rear, carpet flooring, radiator.

BEDROOM TWO

11'2/2'6 x 10'10/8'7
(3.40m x 3.30m)

Double glazed window to rear, carpet flooring, radiator, built-in storage cupboard housing the Gloworm combination boiler.

BEDROOM THREE

9'11 x 7'8 (3.02m x 2.34m)

Double glazed window to front, carpet flooring, radiator, built-in storage cupboard.

EXTERNALLY

To the front is a garden with a shared path leading up to the front door. Off road parking to the side for three vehicles. Side pedestrian access leads to the rear enclosed garden with a lawn area, **SHED** and a **GREENHOUSE**.

SERVICES

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

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

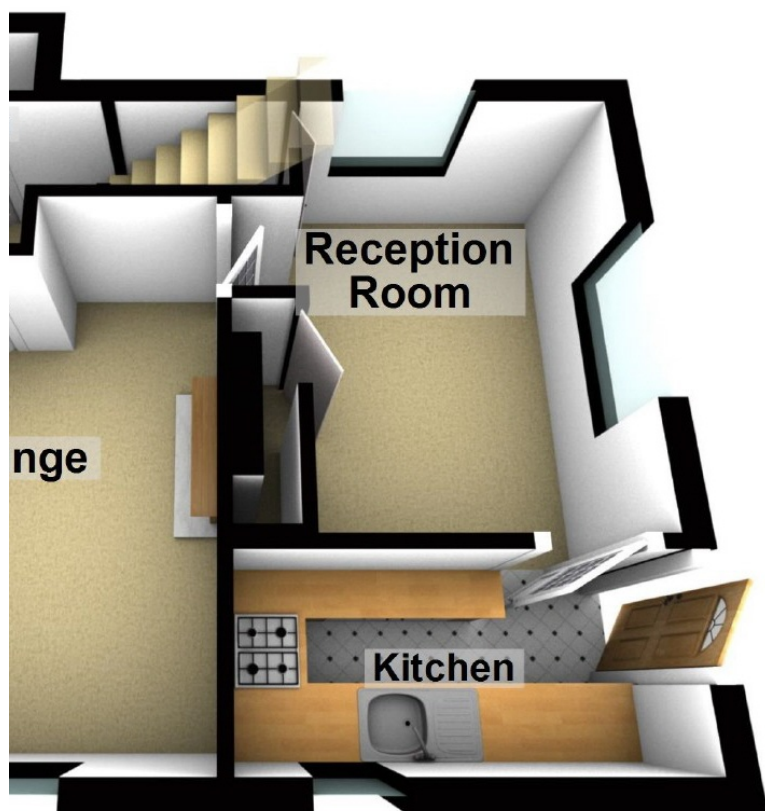
GENERAL NOTE

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.

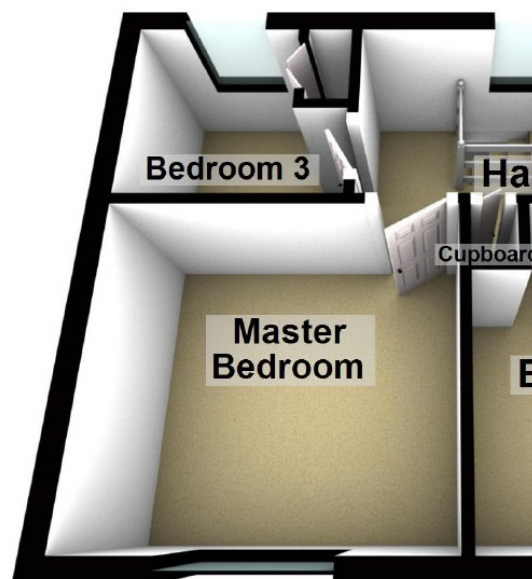
DIRECTIONS

From Junction 44 of the M4 Motorway at Lon Las, proceed onto Peniel Green Road. At the traffic lights, take a left-hand turning onto Bethel Road. Continue along taking a left-hand turning onto Colwyn Avenue where the property will be located on the right-hand side.

Ground Floor



First Floor



For illustration purposes only. Not to scale.

Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**John.
Francis**