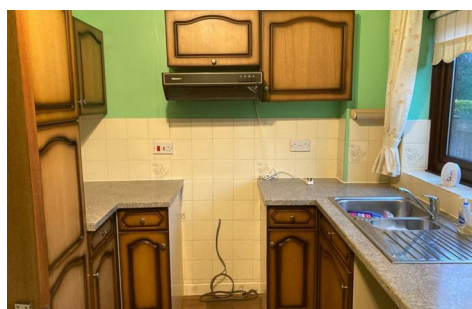




50 Gelli Aur

Treboeth, Swansea, SA5 9DG

Offers Around £120,000



FULL DESCRIPTION

HALLWAY

Enter via UPVC double glazed door to side. Stairs to first floor. Double radiator.

LOUNGE

12'8" x 17'1" (3.86 x 5.21)

UPVC double glazed window to front. Two Radiators. TV point. Coving.

KITCHEN/BREAKFAST ROOM

12'0" x 7'6" (3.66 x 2.29)

Fitted kitchen comprising wall and base units with work surfaces over. One and a half stainless steel drainer with mixer tap. Partly tiled walls. Gas cooker point. Plumbing for washing machine. Double radiator. Wall mounted gas combination boiler. UPVC double glazed door and window to rear.

FIRST FLOOR

LANDING

UPVC double glazed window to side. Loft hatch.

BEDROOM 1

13'5" x 8'9" (4.09 x 2.67)

UPVC double glazed window to front. Fitted wardrobes. Radiator. Walk-in wardrobe. Storage cupboard.

BEDROOM 2

11'4" x 23'0" (3.45 x 7)

UPVC double glazed window to rear. Double radiator.

BATHROOM

7'8" x 7'4" (2.34 x 2.24)

Three-piece coloured suite comprising low-level WC, pedestal wash hand basin and panelled bath with glass folding modesty screen with shower attachment. Tiled walls. Radiator. UPVC double glazed window to rear.

EXTERNAL

FRONT

Small lawned area with mature shrubs. Steps leading down to front door. Gated side pedestrian gated access. Allocated parking space.

REAR

Paved patio garden leading down to further lawned area. Shed. Mature shrubs. Outside tap

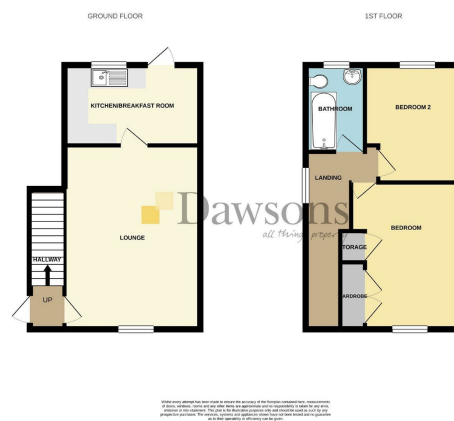
Tenure

Freehold

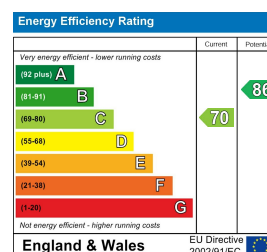
AREA MAP



FLOOR PLANS



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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