



36 Caeconna Road

Portmead, Swansea, SA5 5HY

£75,000



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GENERAL INFORMATION

We are very pleased to offer for sale this beautifully presented home in Portmead, Swansea. Considered an ideal first time buy or investment purchase, this extended property comprises of entrance hall, modern fitted kitchen, lounge, sitting room/dining room, two double bedrooms and modern fitted bathroom. Further benefits include gas combi central heating and uPVC double glazed windows throughout. Externally the property offers on street parking to front and a very generously sized garden to rear offering lawned and patio areas with rear access. This property is offered with NO CHAIN and is conveniently located close to local schools, amenities and provides great transport links to Swansea City Centre, and Fforestfach Retail Park. Viewing is a must to appreciate that this has to offer. EPC-D.



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

KITCHEN/BREAKFAST ROOM

17'3" (max) x 7'10" (5.25 (max) x 2.39)

LOUNGE

17'1" x 9'11" (5.21 x 3.02)

INNER HALLWAY

SITTING ROOM

10'8" x 7'3" (3.24 x 2.20)

FIRST FLOOR

LANDING

BEDROOM 1

14'9" x 9'5" (4.50 x 2.86)

BEDROOM 2

11'10" x 10'11" plus 0'3" x 0'3" (3.60 x 3.34 plus 0.07 x 0.07)

BATHROOM

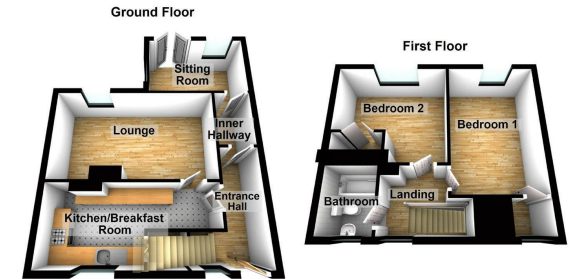
8'1" x 5'1" (2.46 x 1.54)

EXTERNAL

FRONT

REAR

FLOOR PLAN



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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