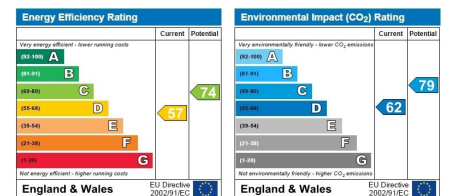




**36 Emlyn Road,
Mayhill SA1 6TE**

Offers in the region of £69,950

**Traditional Mid Terrace Property
Three Bedrooms, Lounge, Kitchen/dining
room and First Floor Bathroom
Rear Garden With Side Access
Ideal for Investment or First Time Buyers
EER: D57**



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.

DESCRIPTION

Mortgagees in possession are now in receipt of an offer for the sum of £70,000 for 36 Emlyn Road, Mayhill, Swansea, SA1 6TE.

Anyone wishing to place an offer on the property should contact (John Francis, 5 Walter Road, Swansea, SA1 5NE, 01792 653508 before exchange of contracts or within the next 7 days whichever is sooner.

An opportunity to purchase a Mid Terrace House situated in the Mayhill area of Swansea close to all local amenities. This property features a lounge, kitchen/dining room the ground floor and three bedrooms to the first floor. Other benefits include double glazing and gas central heating. Externally there is a front seating area and good size rear garden. NO CHAIN EER: D57

ENTRANCE

Double glazed entrance door into:

ENTRANCE HALL

Staircase to first floor, door into:-

LOUNGE

13'11" x 12'5" (4.24m x 3.78m)

Double glazed window to the front, understairs storage cupboard, 2 recess alcoves, laminate flooring, coved ceiling, radiator, opening into:-

KITCHEN/DINING ROOM

17' x 8'1" (5.18m x 2.46m)

Kitchen:- Double glazed window to rear, fitted with a range of wall and base units with complimentary worktops over incorporating stainless steel sink and drainer, 4 ring gas hob with extractor fan over, electric oven and microwave, part tiled walls, tiled flooring, coved ceiling.

Dining area:- Double glazed french doors to rear, laminate flooring, radiator.

FIRST FLOOR LANDING

Access to loft space with pull down ladder and velux window.

BEDROOM ONE

10'9" x 9'2" (3.28m x 2.79m)

Double glazed window to front, laminate flooring, coved ceiling, radiator.

BEDROOM TWO

10'2" x 9'2" (3.10m x 2.79m)

Double glazed window to rear, laminate flooring, storage cupboard, coved ceiling, radiator.

BEDROOM THREE

8'7" x 8'5" (2.62m x 2.57m)

Double glazed window to rear, laminate flooring, radiator.

BATHROOM

Double glazed window to the front, tiled flooring, tiled walls, WC, pedestal wash hand basin, panelled 'P' shaped bath with overhead shower, airing cupboard.

EXTERNALLY

To the rear of the property there is an enclosed

garden laid to lawn and patio areas planted with various shrubs and trees. There is also right of way access property for this garden and the neighbours garden. A wooden storage shed and a decked patio area.

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

OUR OFFICE HOURS

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

TENURE

We are advised that the property is Freehold

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 our Swansea office, proceed down Mansel Street to traffic lights, turn left onto Mount Pleasant and continue all the way up the hill to the roundabout take the third turning right onto Townhill Road and the first left onto Emlyn Road continue along and the property will be found on the left hand side.