

81 Iscoed Road, Hendy, Swansea, SA4 0UP



Offers in the region of £115,000



Mid terrace two bedroom cottage elevated off Iscoed Road in Hendy. There is no onward buying chain, the house has been a loved home, living space offers porch and hall into open dining living room, and kitchen to ground floor. Two bedrooms and shower room to first floor.

Modern combi boiler. New windows and blinds to front elevation.

Large sloping garden laid to grass to rear, steps lead from the cottage.

Area is handy for local shops, local bus route, local walks and access to M4 down the road.

EPC: C Square Metres: 71 Council Tax Band: B

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RICS



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PROTECTED

Porch

Wall mounted electrics.



Hall

Stairs to first floor, radiator.

Living Dining Room

21'5" x 11'8" (6.55 x 3.57)

Window to front and rear, stone hearth, old gas fire, two radiators.



Kitchen

13'3" x 8'0" (4.05 x 2.46)

Window and door to side, base and wall units, sink, spaces for fridge freezer, cooker and washing machine.



FIRST FLOOR LANDING

Window to rear, loft access, cupboard.



Bedroom 1

14'7" x 7'5" (4.47 x 2.27)

Window to front, radiator.



Bedroom 2

11'4" x 7'4" (3.46 x 2.24)

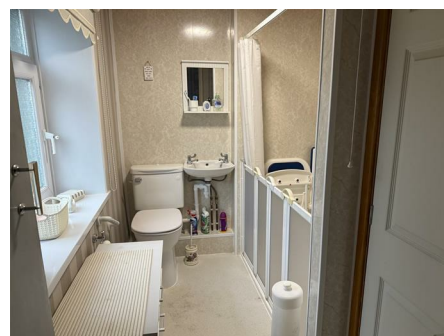
Window to front, radiator.



Shower Room

9'1" x 6'0" (2.79 x 1.83)

Walk in shower, wall mounted basin, wc, window to rear, cupboard housing modern boiler, radiator.



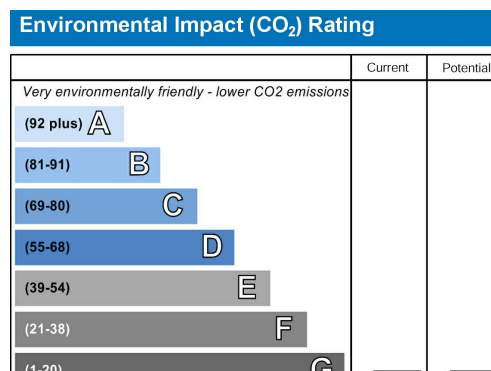
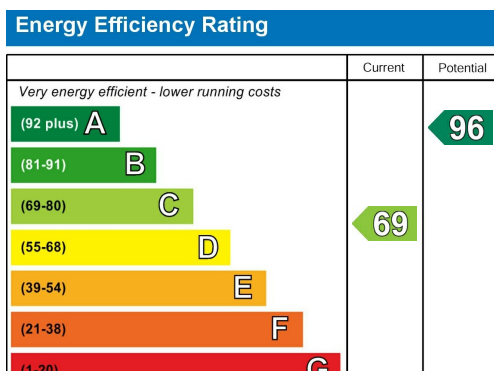
Externally

Steps lead up to rear garden laid to lawn, currently open plan to neighbours, could easily be enclosed.



Services

Advised all mains. Wide angled lens has been used on occasion.



You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

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