



**150 Caergynydd Road**  
, Swansea, SA5 4RE  
**£850 PCM**



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**SMITHS**



## 150 Caergynydd Road , Swansea, SA5 4RE

This 2 BEDROOM FIRST FLOOR UNFURNISHED FLAT has an UPDATED FITTED KITCHEN and BATHROOM WITH OVER BATH SHOWER - ALSO A REAR GARDEN AND TWO EXTERNAL STORAGE UNITS

We are pleased to offer for let this Modernised Unfurnished First Floor Flat which has its own Enclosed Garden . From the Front Entrance stairs lead to the Landing Area which in turn leads to the New Modern Fitted Kitchen with tiled floor and integrated Oven and Hob. Both Bedrooms are Doubles and the New Bathroom has an Over Bath Shower . Other benefits include Gas Central Heating, 2 Storage Units, Double Glazing and located within close proximity to Public Transport Services to the City Centre.

AVAILABILITY IS IMMEDIATE and for VIEWINGS PLEASE CALL SMITHS LETTINGS COUNCIL TAX BAND A.

### Kitchen

14'0" x 7'7" (4.292 x 2.325)

### Bathroom

8'0" x 4'9" (2.448 x 1.466)

### Lounge

16'5" x 11'6" (5.015 x 3.515)

### Landing

14'7" x 5'8" (4.466 x 1.742)

### WC

6'3" x 2'6" (1.916 x 0.770)

### Bedroom 1

12'5" x 11'9" (3.789 x 3.586)







**Bedroom 2**  
11'8" x 9'4" (3.563 x 2.860)

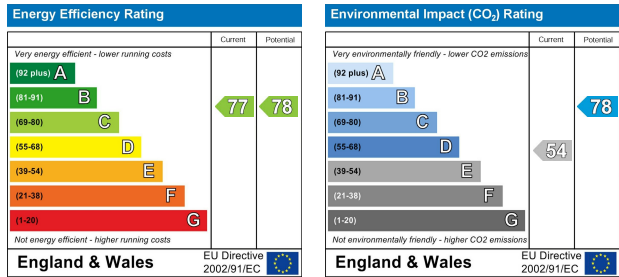


Floor Plan

Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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