



4 bed detached house to buy in

Caerbont, Abercrave, Swansea, Powys,
SA9 1SW

£225,000 Starting Bid

 x 4  x 2  x 2

Tenure

Freehold

Driveway parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ FOUR BEDROOMS
- ✓ TWO RECEPTIONS
- ✓ OFFERS FURTHER POTENTIAL
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Intermittent

Arrange a viewing

Joe Nicholson
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Four bedrooms detached home with en-suite to master and first floor four piece bathroom. Two receptions and kitchen/dining room. Two basement rooms. Off road parking and established garden. Upvc double glazed throughout with Sash windows to the front. Gas combination boiler (approx 2 years old).

GROUND FLOOR

Entrance Porch

Lounge 17'10 x 15'2

Sitting Room 14'3 x 11'0

Kitchen/Dining Room 19'1 x 15'1

Inner Hall - Access down to;

LOWER GROUND FLOOR

Basement Room One 13'8 x 9'5

Basement Room Two - accessed externally

FIRST FLOOR

Landing

Bedroom One 14'6 x 11'2

Bedroom Two 11'10 x 11'0

Bedroom Three 11'4 x 10'7

En-Suite 11'4 x 4'7

Bedroom Four 11'11 x 6'10

Bathroom 15'2 x 7'2

EXTERNAL

Gardens

Well established gardens with a variety of shrubs, trees and bushes. There are two paved seating areas off the kitchen and lounge.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £225,000

Property Type: Detached House

Parking: Driveway

Year built: 1904

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Japanese Knotweed

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Intermittent



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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