

24 Cae Canol, Swansea SA6 6FF

Offers In Region of £259,950 Freehold

FOR SALE | AR WERTH



Description

Swift Property Services are pleased to offer 24 Cae Canol on the market for sale. This well presented, modern three bedroom house is situated on a quiet cul de sac in Cwmrhydyceirw, Swansea. Convenient location approximately one mile from the M4 and the suburb of Morriston which its range of amenities including shops, schools and hospital. Swansea city centre is approximately five miles away. The property built circa 2020, is set over two levels. Brief specification comprised of entrance hall, cloakroom / wc, kitchen and living room the ground floor. The first floor comprises of three bedrooms and a bathroom. Externally there is a well presented, low maintenance rear garden comprised of mainly patio, with raised terrace, shed and driveway with off road parking and EV charge point. Mains gas central heating with Ideal Logic combi boiler. Chain free. Freehold. Fire sprinkler system. Please see our virtual tour to fully appreciate all that this property has to offer. To arrange a viewing, please contact Swift Property Services on 01267231394 / info@swiftproperty-services.co.uk.



Rooms & Descriptions

Location: Situated on a quiet cul de sac in Cwmrhydyceirw, Swansea. Convenient location approximately one mile from the M4 and the suburb of Morriston which its range of amenities including shops, schools and hospital. Swansea city centre is approximately five miles away.

Entrance Hall: Front door opening to entrance hall. Doors to kitchen, living room, WC / Cloakroom and cupboard. Stairs to first floor landing. Tiled floor. Radiator. Smoke detector.

Kitchen: 2.63m (8'8") x 4.01m (13'2") Door to hall. Range of base and wall units. uPVC double glazed windows to fore. Integrated electric hob / gas oven and fridge freezer. Stainless 1.5 sink and drainer. Space and plumbing for a washing machine. Stainless extractor. Heat smoke / alarm. Part tiled walls. Undercounter lighting. Radiator.

Living Room: 4.86m (16'0") x 3.29m (10'10") Door to hall. uPVC double glazed patio doors to garden. Radiator. Carpeted floor. Part panelled walls.

Cloakroom / WC: 0.89m (3'0") x 1.55m (5'2") Door to hall. Coupled WC with push button flush. Radiator. Pedestal sink with push button flush.

Landing: Stairs down to ground floor hall. Doors to bathroom, airing cupboard, bedrooms 1, 2 & 3. Access to loft space. Radiator. Carpeted floor. Smoke detector.

Bathroom: Door to landing. Tiled floor and walls. Three piece bath suite incorporating a p shaped shower / bath, Coupled toilet with push button flush and pedestal sink with mixer tap. Frosted uPVC window. Towel radiator. Extractor. Wall mounted mirror.

Bedroom 1 (Front): 2.69m (8'10") x 3.71m (12'3") Door to landing. uPVC double glaze window to rear elevation. Carpeted floor. Panelled wall. Radiator.

Bedroom 2 (Rear): 2.70m (8'11") x 3.44m (11'4") Door to landing. uPVC double glazed window to fore. Radiator. Carpeted floor.

Bedroom 3 (Rear): 2.07m (6'10") x 2.25m (7'5") Door to landing. uPVC double glazed window to rear. Carpeted floor. Radiator.

Externally: Small gravel garden to the fore. Off road parking / driveway to side. EV Charging point. Low maintenance, Enclosed rear patio garden with elevated terrace featuring composite decking and glass panels. Detached shed with power / lighting (approx 2.89m x 2.77m). Outside lighting.

Tenure: Freehold

Council Tax / Local Authority: Band C. Swansea City Council.

EPC: B / 83.

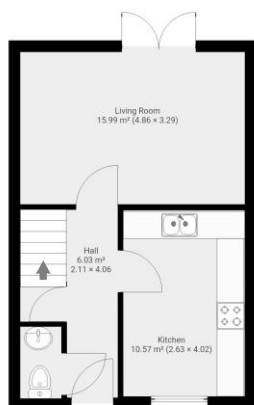
Construction: Cavity Wall Construction.

Services: Mains gas, electricity, water and drainage. High speed broadband coverage area. Electrical certificate carried out July 2024. Gas safety certificate carried out August 2025.

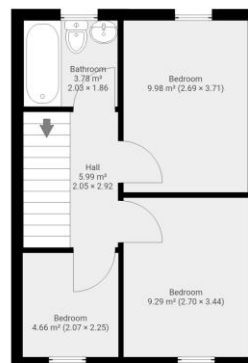
Viewings / Enquiries: Please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk for any enquiries or viewing requests.

Please Note: These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Relocations and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Relocations Ltd - Company reg: 7283983

Floor Plan



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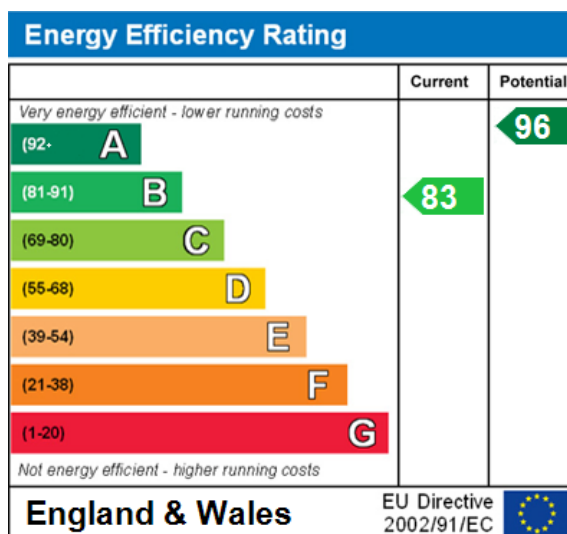


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Property Features

- 3 Bedroom
- Gas CH
- Semi-Detached
- Off road parking

EPC Certificate



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