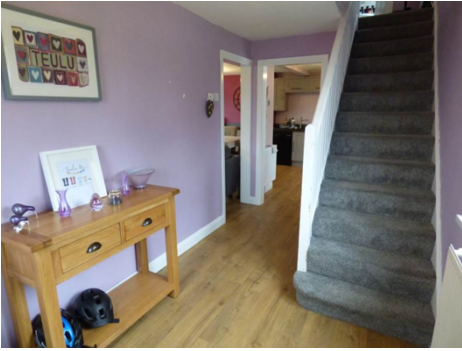


2 Parc Celynin, SA33 6BS



£169,950 Freehold





The Features...

Accommodation...

- ⌘ **Entrance Hallway** (2.09m (6'11") x 4.10m (13'6"))
Entrance via Upvc door. Wood effect laminate flooring. Double glazed window to side. Openings to kitchen and living areas. Staircase to first floor
- ⌘ **Living room/Dining room/Kitchen** (5.74m (18'10") x 7.77m (25'6"))
Openings to hallway and utility. 3 x Upvc double glazed windows. Wood burner. Modern kitchen with range of base and wall units.
- ⌘ **utility / wc** (2.70m (8'11") x 2.14m (7'1"))
Upvc door to garden. Opening to living area.
- ⌘ **Landing** (2.12m (7'0") x 2.54m (8'4"))
Radiator. Double glazed window to side. Doors to bathroom, Bedrooms 1, 2 & 3. Access to loft space.
- ⌘ **Bedroom 1** (3.61m (11'11") x 4.19m (13'9"))
Double glazed window fore. Radiator. Carpeted floor.
- ⌘ **Bedroom 2** (3.58m (11'9") x 3.64m (12'0"))
Double glazed window to fore. Carpeted floor. Radiator.
- ⌘ **Bedroom 3** (2.10m (6'11") x 1.87m (6'2"))
Double Glazed window. Carpeted floor.
- ⌘ **Externally** ()
Large lawned garden to the rear with mature shrubs.

Block/brick shed housing the oil fired boiler, oil storage tank. Parking to fore.

⌘ **Services** ()

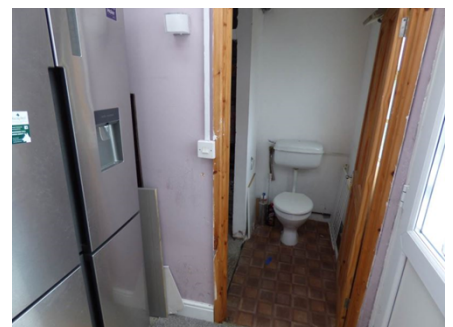
Mains water & electricity. Oil fired central heating. EPC "D".

⌘ **Please Note** ()

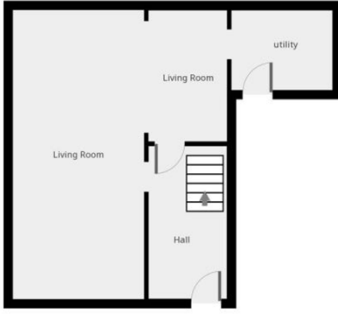
These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Relocations and 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



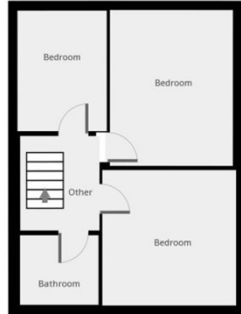
The Property...



Ground Floor



1st Floor



Information on this page is for guidance only and does not constitute an offer of insurance. It is intended to provide a general overview of the risks covered by the policy. For more information, please contact your broker.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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