



18 Marlborough Road, Brynmill, Swansea, West Glamorgan SA2 0EA

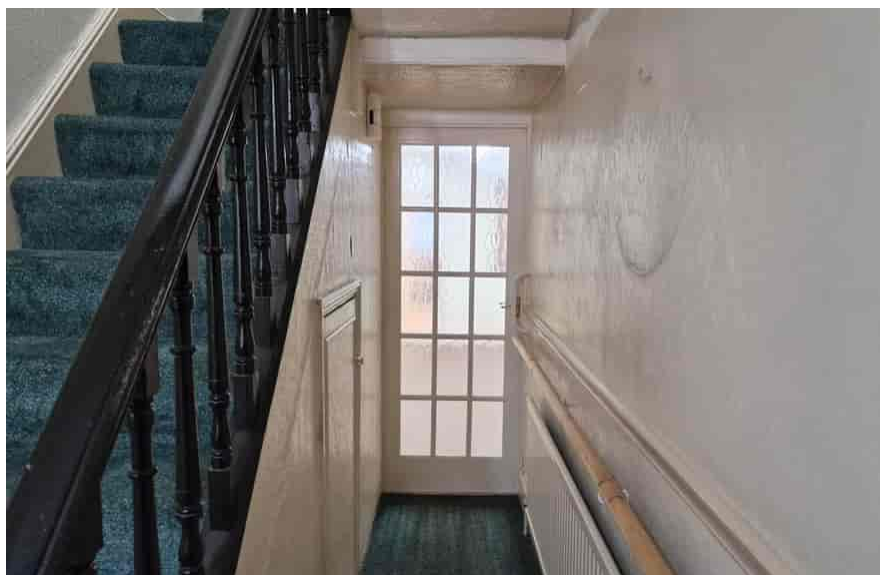
Open to offers in the region of £180,000 For Sale

Property Features

- Three Bedrooms - Ample space for family living or rental potential
- Traditional Character - Classic fireplaces, bay window and period details throughout
- Flexible Living Spaces - Separate sitting room, lounge, and dining room for versatile use
- Private Gardens - Walled front garden and enclosed rear garden
- In need of modernisation and updating

Property Summary

In our opinion, a spacious and versatile three-bedroom mid-terrace home in the heart of the highly desirable Brynmill suburb. This property offers the perfect blend of classic period charm and unbeatable location, making it ideal for families, professionals, and investors alike. The property is in need of modernisation throughout.



Full Details

Description

A mid terrace three bedroom property of traditional construction under a pitched tiled roof with a flat roof extension to rear, being rendered to the elevations and benefiting from uPVC windows, doors and rainwater goods. The property has a garden to the rear with a small walled garden to the front. The property is in need of modernisation throughout.

Location

A fantastic opportunity to acquire a period residential property in the highly desirable and convenient Brynmill suburb of Swansea. Marlborough Road is within walking distance to Swansea University (Singleton Campus), Singleton Hospital and the stunning Swansea Bay seafront. Close to the vibrant amenities of Brynmill and Uplands, with their array of shops, cafes, pubs and green spaces like Singleton Park and Brynmill Park just a stroll away.

The location offers excellent transport links: regular bus routes, easy road access to the M4 and A4067, and proximity to the beachfront for scenic walks and cycle paths.

The Accommodation

UPVC double glazing throughout.
Back boiler gas central heating.
Fibre Optic Broadband

Ground Floor

Entrance Porch

Tiled floor

Hallway

Understairs storage cupboard. Radiator. Carpet.

Stairs to first floor

Sitting Room

3.62m x 3.24m (11' 11" x 10' 8") Bay window to front. Radiator. Traditional fireplace. Light fixture. Carpet



Lounge

2.85m x 3.40m (9' 4" x 11' 2") Window to rear. Built in storage cupboards. Traditional fireplace. Carpet. Radiator

Dining Room

2.86m x 4.62m (9' 5" x 15' 2") Carpet. Gas fire (working but not tested). Heating thermostat. Storage cupboard. Window to side. Radiator

Glass door leading to: -

Kitchen

2.86m x 2.71m (9' 5" x 8' 11") Base and wall units. Integrated electric cooker and hob. Stainless steel sink. Lino floor. Radiator. Window to side. Door to rear garden.

Door leading to: -



Shower Room

1.75m x 1.70m (5' 9" x 5' 7") Single shower cubicle. Fully tiled surround. Lino floor. Window to rear.

Door to: -

Toilet

1.05m x 1.70m (3' 5" x 5' 7") W.C., wash hand basin. Mirrored wall cabinet. Window to rear. Window to side. Part tiled surround

First Floor

Bathroom

1.52m x 1.82m (5' 0" x 6' 0") W.C., panelled bath, pedestal wash hand basin. Window to side. Radiator. Carpet

Bedroom No. 1

2.86m x 2.30m (9' 5" x 7' 7") Large built in cupboard housing tank. Window to rear. Radiator. Carpet

Bedroom No. 2

2.85m x 3.21m (9' 4" x 10' 6") Traditional fireplace. Radiator. Window to rear





Bedroom No. 3

4.66m x 3.43m (15' 3" x 11' 3") Built in storage cupboard. Traditional fireplace. Window to front

Outside

Walled garden to front.
Brick wall surround enclosed rear garden. Concreted

Tenure

Freehold with vacant possession. Title No. CYM914182

Services

Mains water, electricity, gas and drainage. None of the services have been inspected or tested.



Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for mains, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Council Tax Band

Band D - Approximately £2118.28 2025/2026. City & County of Swansea

Energy Performance

Grade D



Viewing

Strictly by appointment with the sole selling agents.
Please contact Swansea Office 01792 650705 or email property@reesrichards.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

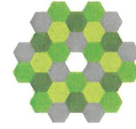




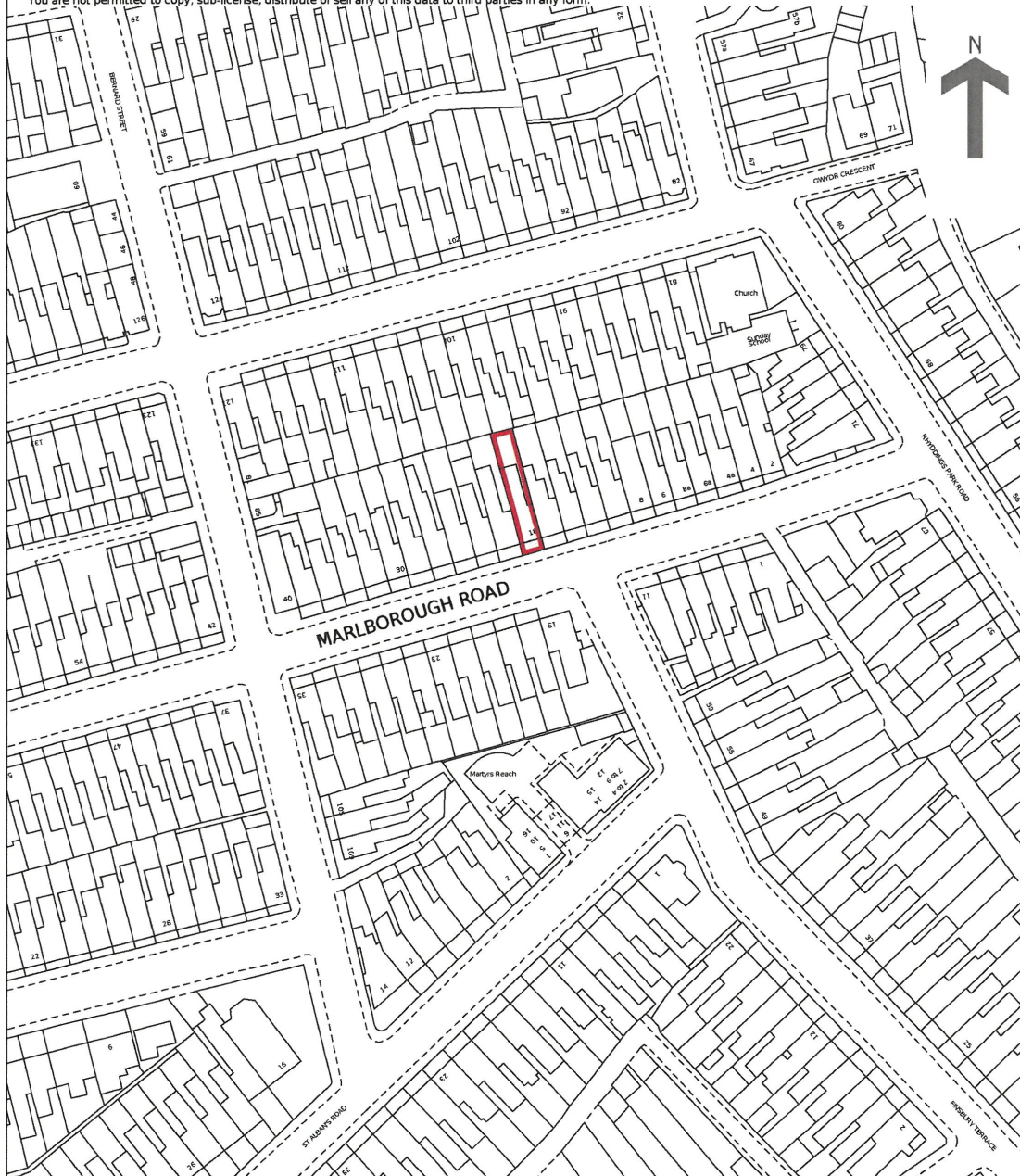
Total area: approx. 102.8 sq. metres (1107.0 sq. feet)
18 Marlborough Road, Brynmill, -

HM Land Registry
Official copy of
title plan

Title number **CYM914182**
Ordnance Survey map reference **SS6392NE**
Scale **1:1250**
Administrative area **Swansea / Abertawe**



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