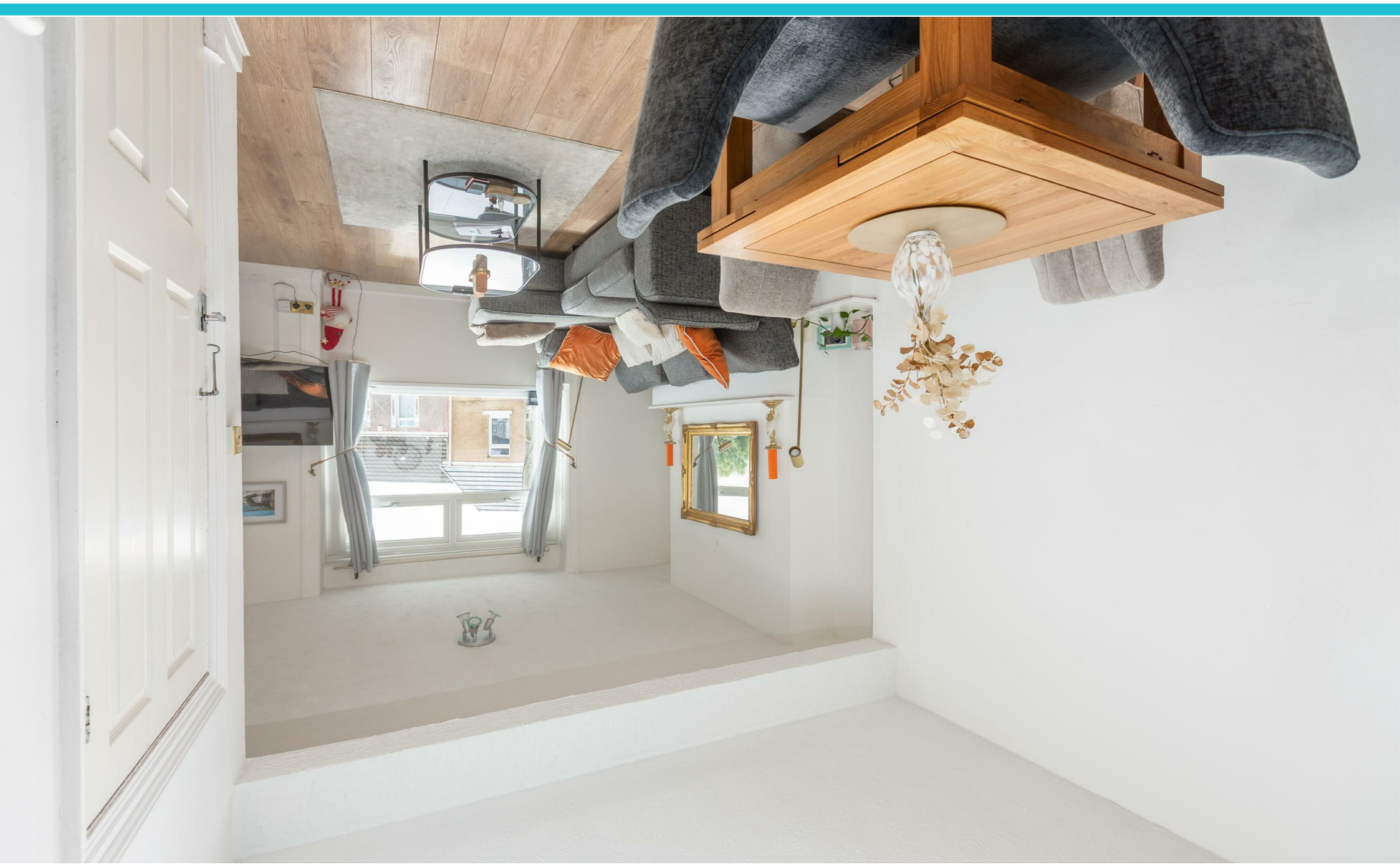
41 Kinley Street

St. Thomas, Swansea, SA1 8HE

Asking Price £140,000

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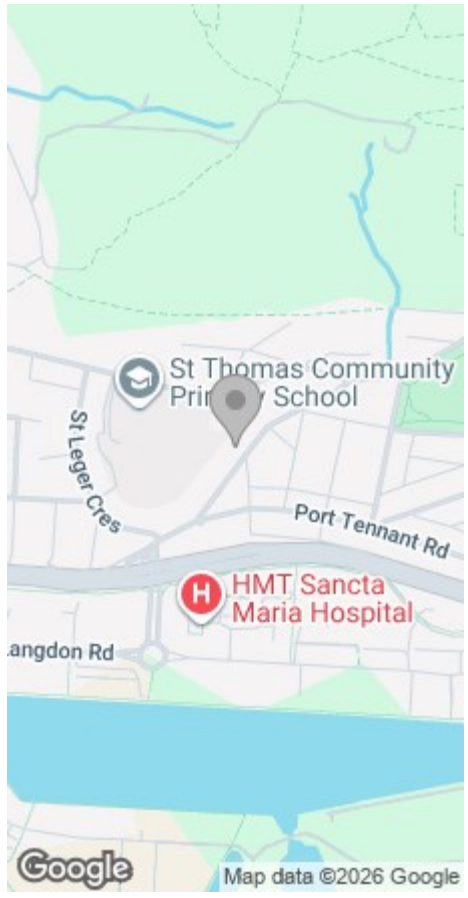


FLOOR PLAN

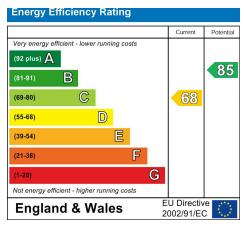


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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GENERAL INFORMATION

A fantastic opportunity to purchase a three-bedroom mid-terrace property in the highly desirable area of St Thomas, ideally positioned for first-time buyers, families and those looking to enjoy the convenience of being within easy walking distance of Swansea city centre and the beach.

The property is ready to move into, offering well-proportioned accommodation throughout. To the ground floor, there is a large reception room providing a comfortable and versatile living space, together with a well-appointed kitchen.

Upstairs, the property benefits from three good-sized double bedrooms, providing excellent accommodation for a growing family, first-time buyer or those requiring additional space for a home office or guest room.

The location is a particular highlight, with excellent access to local amenities, transport links and everyday conveniences, while the ability to walk into the city centre or down towards the beach makes this an appealing home for those wanting to enjoy everything Swansea has to offer.

With its three double bedrooms, generous living accommodation, desirable location and move-in-ready condition, this is a property that is sure to attract strong interest and would make an excellent first home or family purchase.







FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge/Dining Room
23'8" x 12'11" (7.22m x 3.94m)

Kitchen
11'9" x 10'11" (3.60m x 3.35m)

Inner Hallway

Bathoom

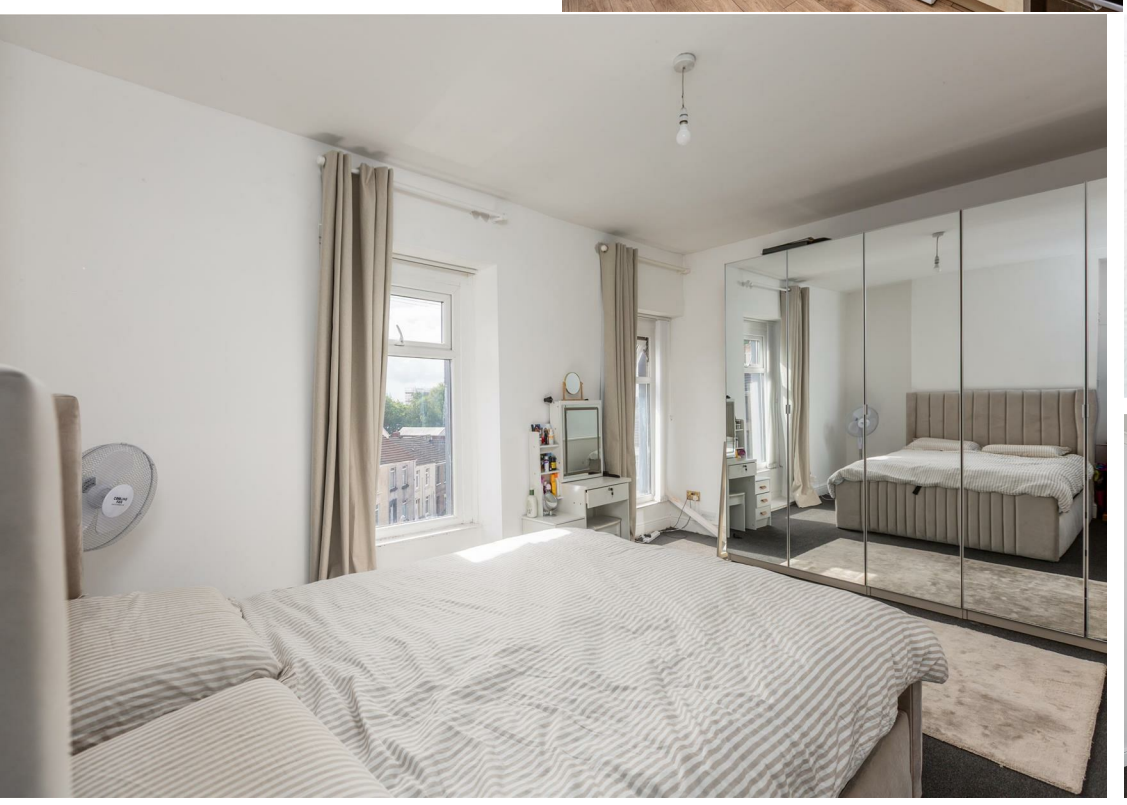
First Floor

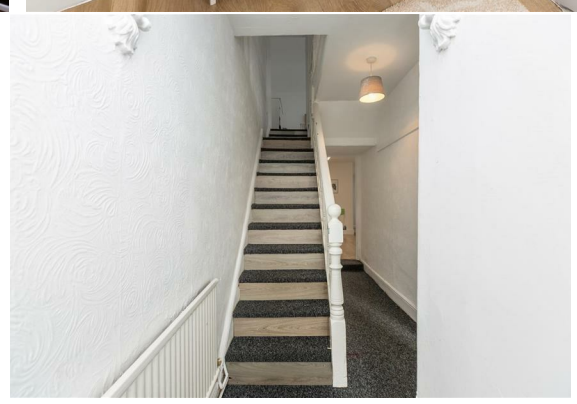
Landing













Bedroom 1
15'11" x 11'4" (4.87m x 3.46m)

Bedroom 2
11'11" x 10'7" (3.64m x 3.24m)

Bedroom 3
11'8" x 10'11" (3.57m x 3.35m)

External

Elevated Front Forecourt

Elevated Garden to Rear

Tenure - Freehold

Council Tax Band - B

EPC-D

Services
Mains Gas & Electric
Mains Sewerage

Water: Billed

“Broadband – The current supplier is (Virgin).

“Mobile - There are no known issues with mobile coverage .

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.





