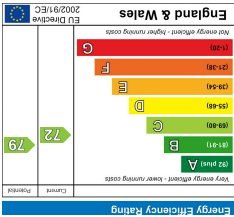
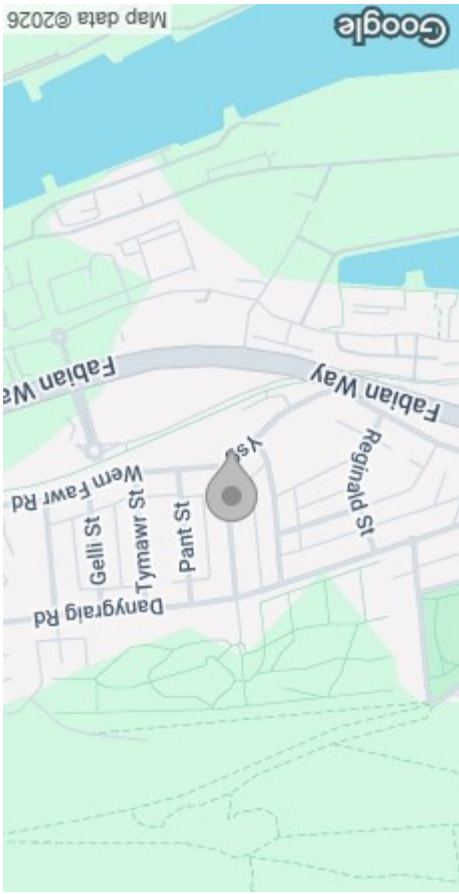


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, openings and distances shown have not been tested and no guarantee as to their accuracy or adequacy can be given. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their accuracy or adequacy can be given. Made with floorplan.co.uk



EPC



AREA MAP



FLOOR PLAN



74 Ysgol Street
Port Tennant, Swansea, SA1 8LE
Offers Over £180,000



GENERAL INFORMATION

Situated in the ever-popular area of Port Tennant this beautifully presented mid-terrace property offers generous and versatile accommodation arranged over three floors, making it an excellent choice for families and those looking for a home with plenty of space.

The property offers three well-proportioned double bedrooms, complemented by a fantastic four-piece family bathroom located on the first floor.

To the ground floor, there are two separate reception rooms, providing excellent flexibility for family living, entertaining or working from home, along with a generously sized kitchen which leads out onto a truly impressive balcony. The balcony enjoys far-reaching views towards Mumbles, creating a fantastic outdoor space to sit back, relax and enjoy the outlook.

The lower ground floor adds even further versatility, offering an additional room which could be utilised as a fourth reception room, home office, gym or hobby space, alongside a useful utility room and further bathroom.

Externally, the property benefits from a private rear garden with pedestrian access, offering a great outdoor space for entertaining, children or simply enjoying the warmer months.

With its three double bedrooms, multiple reception spaces, two bathrooms, large kitchen, impressive balcony with Mumbles views and private rear garden, this is a substantial and highly versatile home in a popular Swansea location.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Lounge

12'11" x 12'5" (3.96m x 3.81m)

Dining Room

12'1" x 10'0" (3.70m x 3.06m)

Kitchen/Breakfast Room

22'7" x 9'8" (6.89m x 2.97m)

Balcony

Lower Ground Floor

Basement Room

14'4" x 7'8" (4.39m x 2.35m)



Inner Hallway

Utility Room

4'7" x 3'10" (1.42m x 1.17m)

Shower Room

First Floor

Landing

Bedroom 1

15'9" x 11'2" (4.81m x 3.41m)

Bedroom 2

12'1" x 10'4" (3.70m x 3.17m)

Bedroom 3

13'3" x 7'2" (4.05m x 2.20m)

Bathroom

External

Front Courtyard

Enclosed Rear Garden

Rear Pedestrian Access

Tenure - Freehold

Council Tax Band - B

EPC-C

Services

Mains Gas & Electric
Mains Sewerage

Water: Billed

"Broadband – The current supplier is (Vodafone).

"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.

