



**188 Pentre Treharne Road, Landore, Swansea
, SA1 2PY**

Asking Price: £130,000

- An Extended Two Bedroom Semi Detached Property
- A Larger Than Average Side And Rear Garden
- Potential To Develop Further Subject To All Planning Consents
- An Ideal First Time Purchase Or Investment Opportunity
- Secure Off Road Parking
- Being Sold with No Forward Chain



Entrance Porch

Entered via double glazed front door with matching glazed side panel to small porch with tiled flooring, inner double glazed door giving access to:-

Hallway

With staircase giving access to the first floor tile effect laminate flooring and doors to:-

Lounge

A good size light and airy room, inset coal effect electric fire with wooden surround and tiled hearth, and double glazed windows to front and rear aspect.

Kitchen

Fitted with a range of base and wall units with colour coordinated roll top work surface space and preparation area incorporating single drainer sink unit, two built in pantries, tile effect laminate flooring, part tiled walls, double glazed window to rear aspect and door to:-

Conservatory/breakfast Room

A versatile and particularly useful addition to the home, this light and spacious conservatory is built upon a brick plinth and benefits from double-glazed windows, a strengthened polycarbonate roof and attractive ceramic tiled flooring. Double-glazed French doors provide direct access onto the rear garden, creating a pleasant connection between the indoor and outdoor living spaces.

The conservatory has an open-plan feel leading into a handy utility area, which is fitted with a selection of matching base and wall units, providing excellent storage and practical workspace. There is also ample room for a table and chairs, making this a wonderfully flexible space for everyday family living, entertaining or simply enjoying views of the garden.

Cloakroom

A two piece suite comprising low level WC, wash hand basin, ceramic tile flooring and extractor fan.

First Floor Landing

With double glazed window to side aspect, attic hatch and doors to:-

Bedroom One

With built in over stairs cupboard space and double glazed window to front aspect.

Bedroom Two

With built in airing cupboard space housing Ideal boiler supplying domestic hot water and gas central heating and double glazed window to rear aspect.

Shower Room

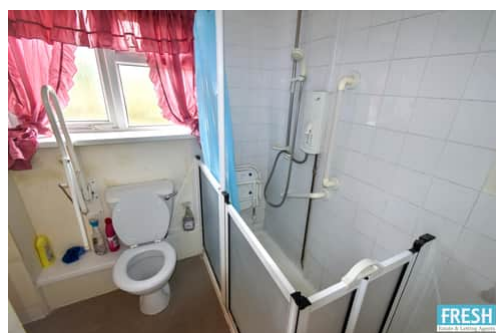
A practical and well-appointed three-piece shower room, designed with accessibility and ease of use in mind. The room features an electric shower over a wet-room style area with a fitted shower seat, wash hand basin and low-level WC. A double-glazed frosted window to the rear aspect provides natural light while maintaining privacy.

External

To the front of the property is a block-paved hardstanding, enclosed by a gate to provide secure off-road parking. A paved pathway continues to the side of the property, with a further garden gate providing access to the larger-than-average enclosed side and rear garden. Predominantly laid to lawn, the garden offers an excellent amount of outdoor space, ideal for families, entertaining or simply enjoying the outdoors.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



Important Fee Information

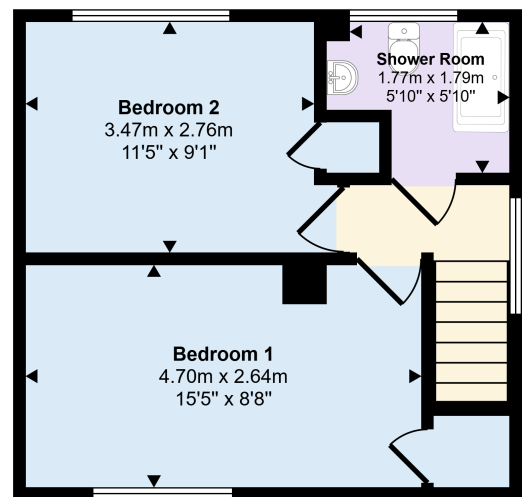
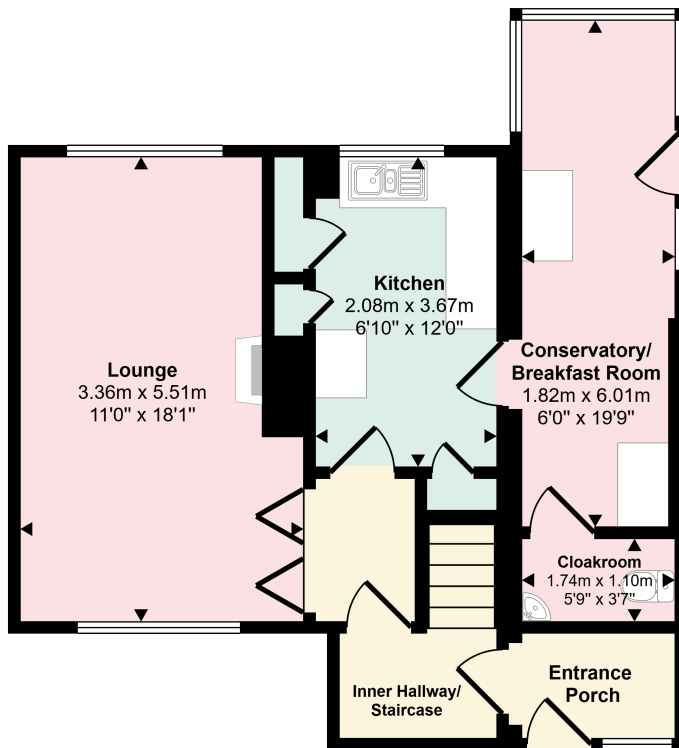
A Buyer's Premium of £180 (inc. VAT) and a Buyer's Deposit of £250 apply to this purchase. Total payable upfront: £430, plus £15 per purchaser for AML / identity checks.

The Buyer's Premium is non-refundable. The Buyer's Deposit is refundable only in certain circumstances (including completion, seller withdrawal, certain survey or legal issues, and certain failed mortgage applications).

Full terms are available from Fresh Estate & Letting Agents and should be reviewed before making an offer.



Approx Gross Internal Area
83 sq m / 896 sq ft



First Floor
Approx 32 sq m / 341 sq ft

Ground Floor
Approx 52 sq m / 555 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

