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Estate & Letting Agents



31 King Edwards Road, Swansea, SA1 4LL

Asking Price: £259,950

- Extended 3 Bedroom Mid-Terrace Property
- Four Reception Rooms Making This An Ideal Extended Family Home
- Refurbished Throughout To Create A Contemporary Home
- New Electrical Installation Throughout, USB Ports In Bedrooms
- Popular And Sought After Residential Area Close To All Local Amenities





Tel 01792 464757 Email sales@freshsales.co.uk

Entrance Hallway

Entered via front door to an L shaped hallway, staircase giving access to the first floor, moulded coving and doors to:-

Inner Hallway

With built in storage cupboard and doors to:-

Sitting Room/Lounge

4.32m x 4.15m (14' 2" x 13' 7")
With moulded coving, picture rail and double glazed bay window to front aspect.

Study/Office

3.09m x 3.09m (10' 2" x 10' 2")
With original glazed built in storage cupboard space, moulded coving, picture rail, spot lighting and double glazed door with matching glazed side panel to rear aspect.

Ground Floor Cloak Room

1.06m x 0.83m (3' 6" x 2' 9")
A two piece suite comprising a low level WC, wash hand basin, tile effect laminate flooring and double glazed frosted window to side aspect.

Dining Room

3.59m x 2.83m (11' 9" x 9' 3")
A good size light and airy room with tiled fire place, glass fronted built in storage cupboard, double glazed window to side aspect and opening to:-

Kitchen

2.94m x 2.22m (9' 8" x 7' 3")
A recently fitted modern kitchen offering a stylish and practical space, with a good selection of matching base and wall units providing excellent storage, complemented by four drawers with chrome handles.

The kitchen features colour-coordinated roll-top work surfaces, providing generous preparation space and incorporating a single-drainer sink unit with hot and cold mixer taps over. Further benefits include part-tiled walls, attractive tile-effect cushion flooring, cooker point and space for a fridge freezer.

Inset spot lighting provides a contemporary finish, while a double-glazed window to the side aspect allows natural light into the room. A double-glazed door provides direct access to the side and rear, creating a practical connection to the outside space.

First Floor Half Landing

With recess suitable for storage and doors to:-

First Floor Cloakroom

0.99m x 0.81m (3' 3" x 2' 8")
A two piece suite comprising low level WC, wash hand basin, tile effect cushion flooring and double glazed frosted window to side aspect.

First Floor Reception Room

3.74m x 2.97m (12' 3" x 9' 9")
With original fireplace, double glazed window to side aspect and door to:-

Shower Room

3.01m x 2.38m (9' 11" x 7' 10")
The bathroom comprises a modern two -piece white suite, including a spacious walk-in glazed shower enclosure with mains-fed shower, and wash hand basin. The room benefits from part-tiled walls, extractor fan, inset spot lighting and a frosted double-glazed window to the side aspect. A wall-mounted Worcester boiler provides domestic hot water and gas central heating.

Full Landing

With staircase giving access to the second flooring and doors to:-





Bedroom 1

4.95m x 3.51m (16' 3" x 11' 6")
The largest of the bedrooms, light and airy with original fireplace and two double glazed windows to front aspect.

Bedroom 2

3.18m x 3.10m (10' 5" x 10' 2")
With double glazed window to rear aspect.

Second Floor Landing

Accessed off the first floor landing, double glazed window to rear aspect and door to:-

Bedroom 3

4.96m x 3.37m (16' 3" x 11' 1")
An Attic style room with vaulted ceiling and Velux roof window to front aspect.

External

A small, level and enclosed low maintenance rear garden with patio area. Rear service lane with off road parking.

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 £240 (inc. VAT) and a Buyer's Deposit of £300 apply to this purchase.
Total payable upfront: £540, plus £15 per purchaser for AML / identity checks. (Therefore, if we have two purchasers it will be £30)

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.







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Approx Gross Internal Area
141 sq m / 1516 sq ft



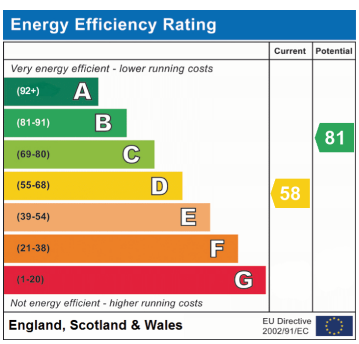
Ground Floor
Approx 60 sq m / 648 sq ft

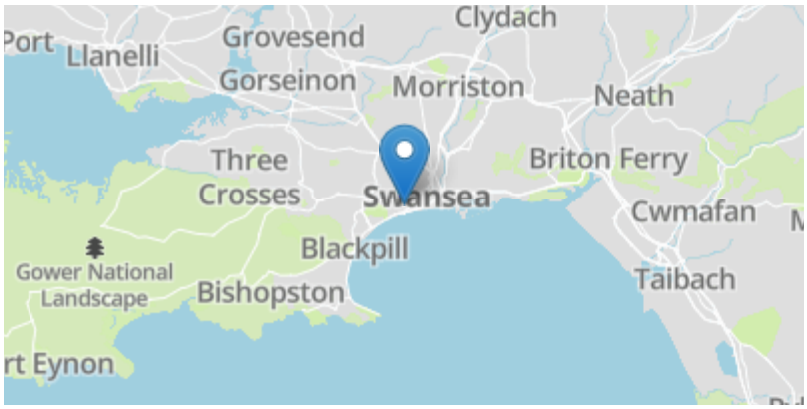
First Floor
Approx 60 sq m / 649 sq ft

Second Floor
Approx 20 sq m / 220 sq ft

Denotes head height below 1.5m

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.





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