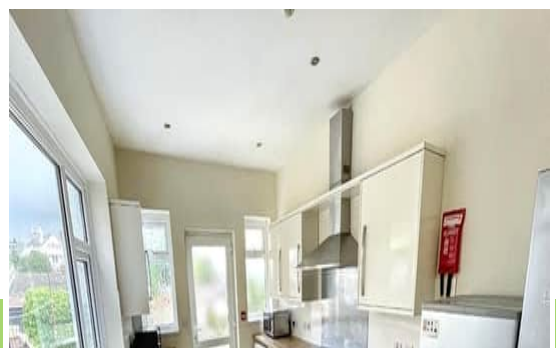




47 Finsbury Terrace, Brynmill, Swansea, SA2 0AH

Asking Price: £284,950

- Prime Location In The Heart Of Brynmill
- Six Bedrooms And Two Shower Rooms
- Well Presented Throughout
- Spacious 3 Storey Extended Mid Terrace Property
- Ideal Turnkey Investment Opportunity
- No Forward Chain For Smooth Purchase Process



Entrance Hall

Entered via a double glazed front door to a small porch, an original half-glazed inner door gives access to the hallway with original inset moulded coving and cornices, staircase with further access to the first floor.

Medium oak effect laminate flooring and doors to:-

Bedroom One

4.590m x 4.354m (15' 1" x 14' 3")

A good size light and airy room with feature exposed brick wall, coving and double glazed bay window to front aspect.

Bedroom Two

4.065m x 3.249m (13' 4" x 10' 8")

With feature exposed brick wall and double glazed window to rear aspect.

Cloakroom

1.567m x 0.846m (5' 2" x 2' 9")

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

Lounge

3.325m x 3.688m (10' 11" x 12' 1")

With Medium oak effect laminate flooring, coving, double glazed window to side aspect and door to:-

Kitchen

3.416m x 3.104m (11' 2" x 10' 2")

A well appointed and modern fitted kitchen with a good range of matching base and wall units and drawer space in high gloss cream with chrome handles. Wood effect work surface space and preparation area incorporating one and a half bowl sink unit with hot and cold mixer taps over, plumbing for automatic washing machine, built-in fan assisted electric cooker, 6 ring ceramic hob with stainless steel extractor canopy over, ceramic tile flooring, space for fridge and freezer, double glazed window to side aspect, double glazed door to the rear with windows either side.

First Floor Half Landing

With doors to:-

Shower Room One

3.555m x 3.056m (11' 8" x 10' 0")

A four piece suite comprising double base walk in glazed shower cubicle housing chrome mains shower, twin vanity wash hand basins, low level W.C, respatex walls, built in airing cupboard space housing boiler (supplying domestic hot water and gas central heating) extractor fan and double glazed frosted window to rear aspect.

Shower Room Two

1.761m x 1.656m (5' 9" x 5' 5")

A three piece suite comprising walk in glazed shower cubicle, low level W.C, wash hand basin, heated chrome towel rail and double glazed frosted window to side aspect.

First Floor Full Landing

With doors to:-

Bedroom Three

6.021m x 4.749m (19' 9" x 15' 7")

A spacious light and airy room the largest of all the bedrooms, coving and two double glazed windows to front aspect.

Bedroom Four

4.115m x 3.402m (13' 6" x 11' 2")

With original cast iron feature fire place and exposed brick wall and double glazed window to rear aspect.

Second Floor Landing

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

Bedroom Five

4.079m x 3.069m (13' 5" x 10' 1")

With open fire place and velux roof window to rear aspect.

Bedroom Six

5.798m x 3.699m (19' 0" x 12' 2")

Vaulted ceiling with velux roof window, original cast iron feature fire place and double glazed window to front aspect with sea views.



External

To the front is a path and low maintenance front garden. To the rear, is an enclosed level and secure garden with the added advantage of a rear access service lane to a large detached garage/storage area with planned development for refurbishment. A visual impression of what this might look like is presented within the marketing photographs (for more information please call 01792 464757 option 1 for sales)

INFORMATION**Tenure**

We believe the property to be Freehold.

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.

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.

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.

