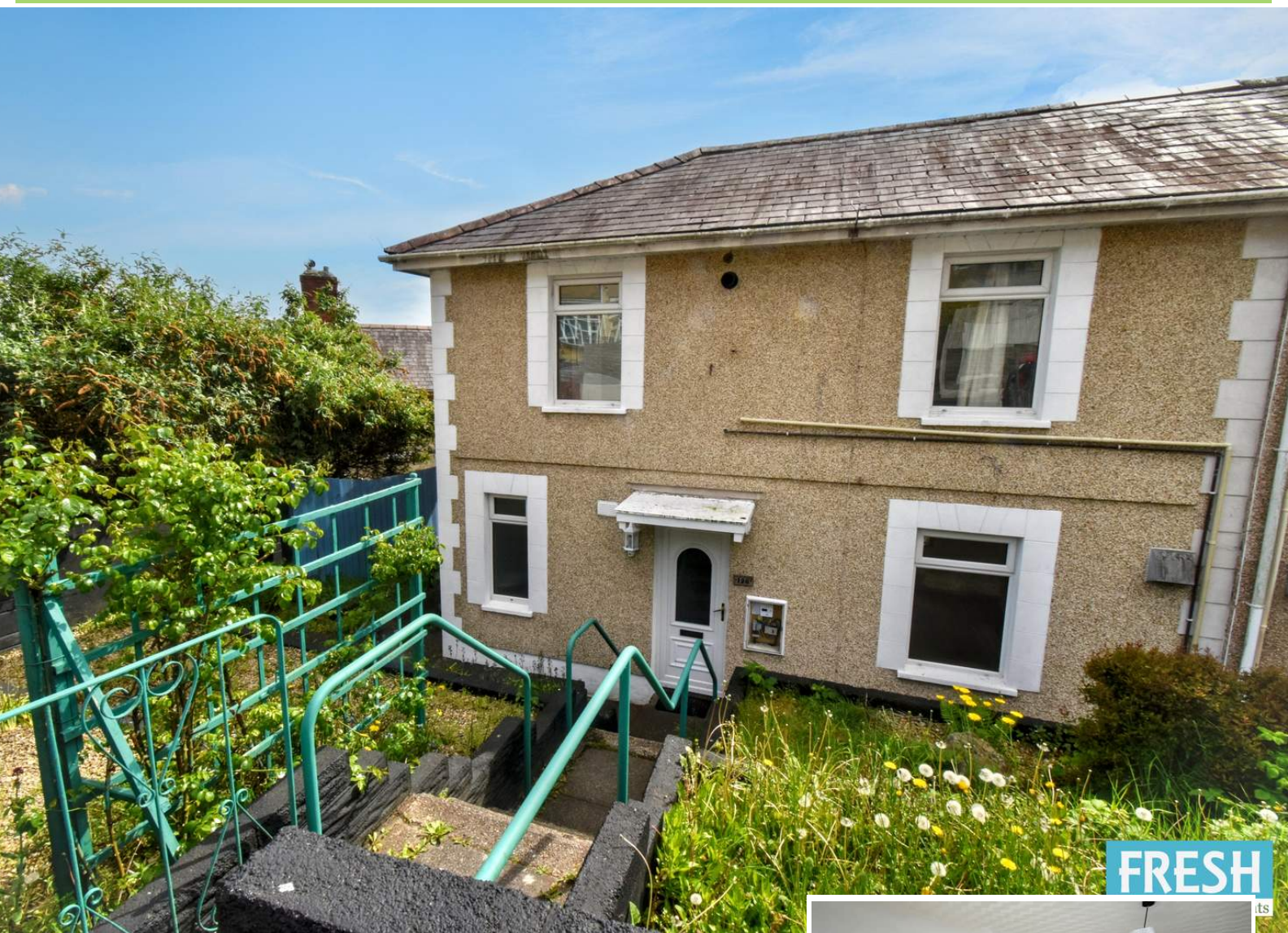




**128 Grenfell Park Road, St Thomas, Swansea
, SA1 8EZ**

Asking Price: £134,950

- Charming And Well Presented 3 • Ground Floor Shower Room
- Bedroom End Of Terrace
- Property
- Two Reception Room
- Stunning Panoramic Views Across Swansea And Towards Mumbles Head
- Fantastic FTB Family Home Or Investment Opportunity
- South Facing Rear Garden



Entrance Hallway

Entered via double glazed front door to hallway, staircase giving access to the first floor and doors to:-

Lounge

4.65m x 3.26m (15' 3" x 10' 8")

A good size lounge with feature inset pebble effect electric fire with chrome surround with wooden mantle and tiled hearth, light oak effect laminate flooring, textured ceiling with coving, double glazed windows to front and rear aspect and door to:-

Breakfast Room

3.04m x 2.65m (10' 0" x 8' 8")

With continued light oak effect laminate flooring, under stairs storage cupboard space, fitted shelves to recess, space for fridge/freezer, double glazed window to rear aspect and half glazed door to:-

Kitchen

2.43m x 2.05m (8' 0" x 6' 9")

A well appointed and fitted modern kitchen with a range of matching base and wall units and drawer space in white with colour coordinated roll top work surface space and preparation area incorporating single drainer stainless steel sink unit, built in fan assisted electric cooker, 4 ring gas hob and extractor fan over, plumbing for automatic washing machine, part tiled walls, tile effect cushion flooring, double glazed windows to side and rear aspect and double glazed door giving access to rear garden.

Shower Room

2.32m x 1.82m (7' 7" x 6' 0")

A three piece suite comprising double base walk in glazed shower cubicle housing electric shower, wash hand basin, low level W.C., part tiled walls, tile effect cushion flooring and double glazed frosted window to front aspect.

First Floor Landing

1.77m x 1.66m (5' 10" x 5' 5")

With attic hatch, double glazed window to the rear giving open aspect Swansea and Mumbles Head views and doors to:-

Bedroom One

4.70m x 2.62m (15' 5" x 8' 7")

With double glazed windows to front and rear aspect.

Bedroom Two

2.43m x 2.37m (8' 0" x 7' 9")

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

Bedroom Three

2.80m x 2.14m (9' 2" x 7' 0")

With double glazed window to rear aspect giving panoramic views across Swansea and Mumbles Head.

External

To the front of the property, a set of steps lead down to a tiered garden laid with attractive Cotswold stone chippings, creating a low-maintenance and welcoming outdoor space. A side gate provides access to a private and enclosed rear garden featuring artificial grass, a garden shed, and fenced boundaries, offering an ideal space for relaxing or entertaining.

Important Fee Information:

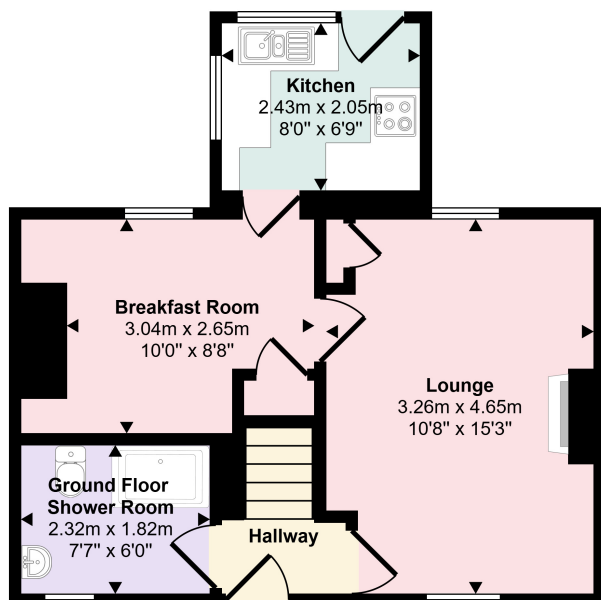
A Buyer's Premium of £180 (inc. VAT) and a Buyer's Deposit of £250 apply to this purchase. Total payable upfront: £430, plus £15 per purchaser for AML / identity checks.

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.

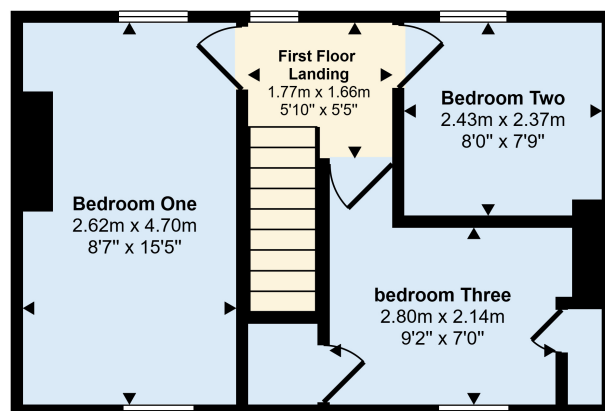


Approx Gross Internal Area
72 sq m / 773 sq ft



Ground Floor

Approx 38 sq m / 410 sq ft



First Floor

Approx 34 sq m / 364 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.

