



**Danygraig Road, Port Tennant, Swansea,
SA1 8LZ**

Asking Price: £165,000

- A Three Storey Mid Terrace Property
- Single Detached Garage
- Three Bedrooms And Two Reception Rooms
- Close To all Local Shops And Amenities
- Ideal First Time Buy, Family Home Or Investment



Entrance Porch

Entered via double glazed front door with two matching leaded stain glass panels to:-

Lounge/Dining Room

7.26m x 4.74m (23' 10" x 15' 7")

A good size light airy room, open plan effect with staircases to both first floor and lower ground floor, fitted gas fire within ornate solid wood mantle with marble back panel and matching hearth, coving, double glazed windows to front and rear aspect and opening to:-

Kitchen

2.47m x 2.44m (8' 1" x 8' 0")

A bespoke, handmade solid wood kitchen, thoughtfully designed to combine timeless style with practical everyday living. The kitchen features an excellent range of matching base and wall units, providing generous storage alongside ample drawer space, complemented by stylish chrome handles.

The colour-coordinated, high-gloss roll-top work surfaces offer an attractive and durable preparation area, incorporating a circular stainless-steel sink with hot and cold mixer taps. There is also an integrated under-counter fridge and dedicated space for a cooker, together with a four-ring electric hob.

The room is further enhanced by attractive solid wood flooring, part-tiled walls and double-glazed windows to both the side and rear aspects, providing a bright and welcoming environment.

This is a particularly appealing kitchen, combining quality craftsmanship, practical storage and a stylish finish that will suit a wide range of buyers.

Lower Ground Floor

accessed off the staircase from the dining area to:-

Storage Area

4.80m x 2.04m (15' 9" x 6' 8")

A useful and versatile additional room, offering a range of possibilities to suit the needs of the modern homeowner. Ideal for use as a home office, study, hobby room or practical storage space, this adaptable area provides valuable flexibility and could easily be tailored to individual requirements.

The room is finished with attractive solid wood block flooring, adding warmth, character and a quality feel to this particularly handy space.

Sitting Room

4.65m x 3.75m (15' 3" x 12' 4")

A generously proportioned and versatile sitting room, offering an ideal opportunity for use as a second lounge, family room or relaxing additional reception space. The room features beautiful herringbone solid oak flooring, adding warmth, character and a timeless sense of quality, complemented by attractive fitted wall lights.

An opening leads directly through to the conservatory, creating a wonderful sense of flow between the two spaces and providing an ideal setting for both everyday family life and entertaining.

Conservatory

2.47m x 2.44m (8' 1" x 8' 0")

A double-glazed conservatory, constructed upon a solid brick plinth and designed to provide a bright and versatile additional living space. The conservatory benefits from a strengthened polycarbonate roof, allowing plenty of natural light to flood the room while providing a comfortable space to enjoy throughout the year.

The attractive herringbone solid wood flooring continues seamlessly from the adjoining sitting room, creating a stylish sense of continuity. Double-glazed doors open directly onto the patio area, making this an ideal space for relaxing, entertaining and enjoying the garden.

Bathroom

2.43m x 1.96m (8' 0" x 6' 5")

A three piece coloured suite comprising a corner bath, low level WC, wash hand basin, fully tiled walls, spot lighting and two double glazed frosted windows to the rear aspect.



First Floor Landing

With doors to:-

Bedroom One

4.68m x 2.99m (15' 4" x 9' 10")

With feature original fireplace, picture rail, textured ceiling and two double glazed windows to the front aspect.

Bedroom Two

3.77m x 2.82m (12' 4" x 9' 3")

With ornate marble fireplace and double glazed window to the rear giving open aspect views.

Bedroom Three

2.08m x 1.76m (6' 10" x 5' 9")

With double glazed window to front aspect.

External

To the front of the property is a small and low-maintenance forecourt, providing a welcoming approach to the home.

To the rear, the property enjoys a tiered garden with two attractive stone-slabbed patio areas, offering excellent spaces for outdoor seating, entertaining and enjoying the open aspect views. The tiered layout adds character and provides a range of options for outdoor use.

A service lane provides convenient access to the property's single detached garage, offering valuable secure parking, storage or workshop space.

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.

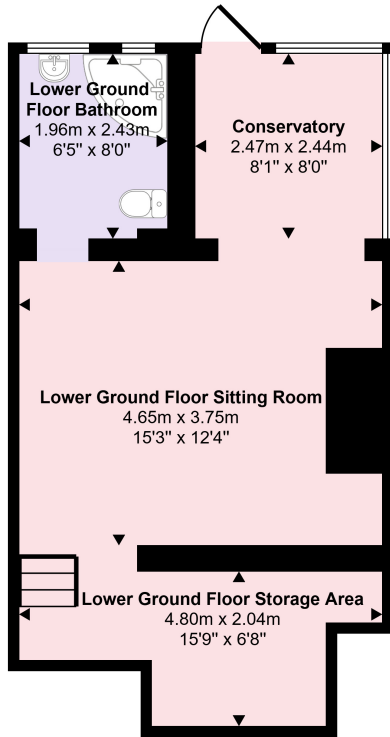
Important Fee Information

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.

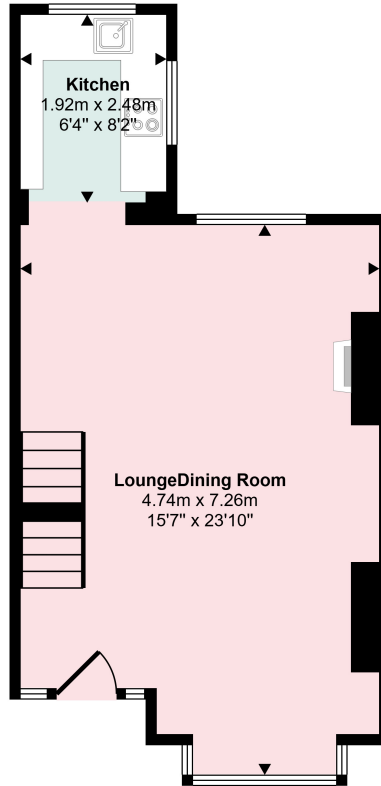
The Buyer's Premium is non-refundable. The Buyer's Deposit is refundable only in certain circumstances (including completion, seller withdrawal, certain survey or legal issues, and certain failed mortgage applications). Full terms are available from Fresh Estate & Letting Agents and should be reviewed before making an offer.



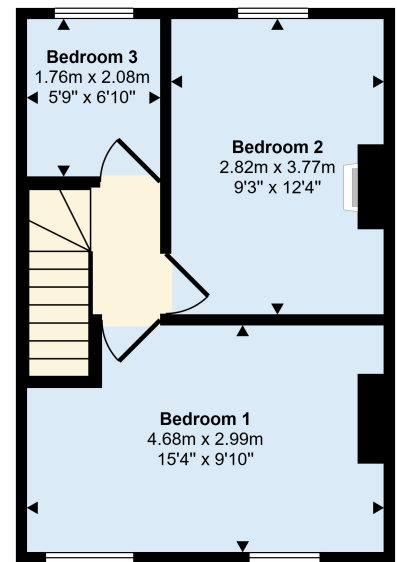
Approx Gross Internal Area
110 sq m / 1185 sq ft



Lower Ground Floor
Approx 40 sq m / 434 sq ft



Ground Floor
Approx 37 sq m / 400 sq ft



First Floor
Approx 33 sq m / 351 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.

