



52 Windmill Terrace, St Thomas, Swansea, SA1 8DN

Asking Price: £155,000

- Extended 4 Bedroom Mid Terrace Property
- Fantastic Investment Opportunity Or Family Home
- Freehold Title
- First Floor Shower Room And Bathroom
- Popular And Sought After Residential Area
- No Forward Chain



Entrance hallway

Entered via front door to hallway with textured ceiling, staircase giving access to the first floor and doors to:-

Room 1

4.23m x 3.20m (13' 11" x 10' 6")

With textured ceiling and double glazed window to front aspect.

Room 2

3.49m x 3.48m (11' 5" x 11' 5")

With tiled fire place, textured ceiling and coving and double glazed window to rear aspect.

Kitchen

3.85m x 2.97m (12' 8" x 9' 9")

A fully fitted and well presented modern kitchen with a good selection of matching base and wall units and drawer space with colour coordinated roll top work surface space and preparation area incorporating one and a half bowl sink unit with hot and cold mixer taps over, built in fan assisted electric cooker, 4 ring gas hob and extractor canopy over, space for fridge/freezer, part tiled walls, built in wine rack, plumbing for automatic washing machine, inset spot lighting, wall mounted boiler (supplying domestic hot water and gas central heating) double glazed window to side aspect and double glazed door to side and rear aspect.

First floor Half Landing

Doors to -

Shower room

1.89m x 1.82m (6' 2" x 6' 0")

A three piece suite comprising walk in glazed shower cubicle housing electric shower, wash hand basin, low level W.C and fully tiled walls.

Bathroom

2.92m x 1.91m (9' 7" x 6' 3")

A three piece suite comprising panel bath with central mounted chrome hot and cold mixer taps, low level W.C, wash hand basin, respatex walls and double glazed frosted window to side aspect.

Full Landing

2.44m x 1.61m (8' 0" x 5' 3")

With doors to:-

Room 3

3.77m x 3.41m (12' 4" x 11' 2")

With coving and double glazed window to rear aspect.

Room 4

5.29m x 3.29m (17' 4" x 10' 10")

With double glazed window to front aspect giving fantastic open aspect Swansea Bay and sea views.

External

This property also has the benefit of an enclosed and secure garden to the rear

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.

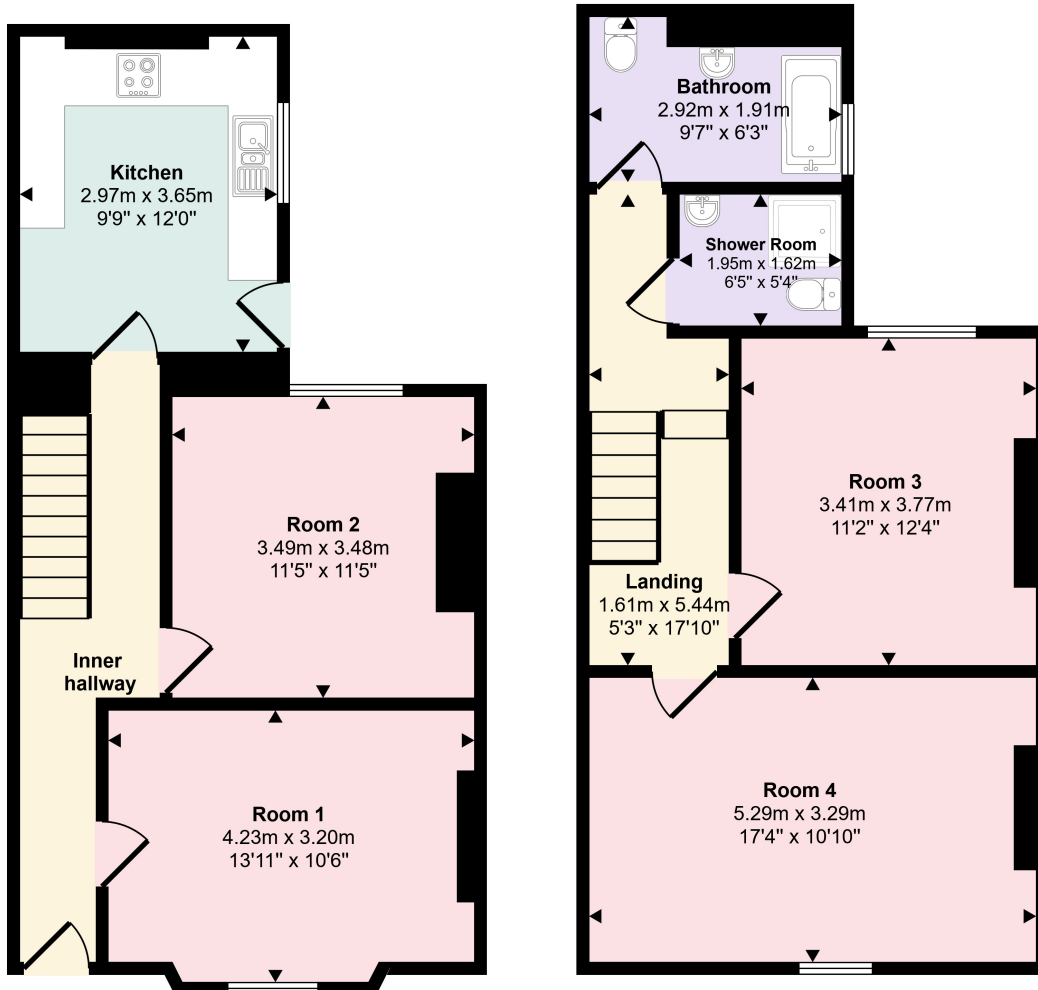
The Buyer's Premium is non-refundable. The Buyer's Deposit is refundable only in certain circumstances (including completion, seller withdrawal, certain survey or legal issues, and certain failed mortgage applications). Full terms are available from Fresh Estate & Letting Agents and should be reviewed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



Approx Gross Internal Area
96 sq m / 1036 sq ft



Ground Floor

Approx 47 sq m / 511 sq ft

First Floor

Approx 49 sq m / 525 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.

