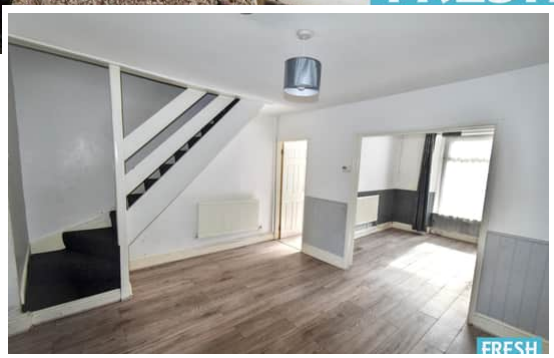
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FRESH
Estate & Letting Agents







Earl Street, Swansea, SA1 2HG

Asking Price: £125,000

- An Extended Mid Terrace Property
- Ground Floor Bathroom
- Popular And Sought After Residential Area
- Two Bedrooms & Two Reception Rooms
- Fantastic First Time Purchase or Investment Opportunity
- Being Sold With No Forward Chain

Tel 01792 464757 Email sales@freshsales.co.uk

FRESH We deliver on Service ...

Entrance Porch

Entered via double glazed front door to small porch with half pine panel walls, laminate flooring inner half glazed door to:-

Sitting Room

3.90m x 3.41m (12' 10" x 11' 2")
Open plan effect with staircase giving access to the first floor, continued laminate flooring, half pine panelled walls door giving access to the kitchen, double glazed window to the rear and opening to:-

Lounge

3.38m x 3.28m (11' 1" x 10' 9")
With continued laminate flooring, feature archway to recess with built in cupboard space and double glazed window to front aspect.

Kitchen

4.27m x 2.74m (14' 0" x 9' 0")
A well-appointed, fully fitted modern kitchen featuring an excellent range of matching high-gloss white base, wall and drawer units, complemented by chrome handles. The kitchen benefits from a colour-coordinated roll-top work surface providing ample preparation space and incorporating a single-drainer sink unit with hot and cold mixer taps over.

There is space and plumbing provisions for a cooker and fridge, together with a wall-mounted boiler supplying domestic hot water and gas central heating. Additional features include laminate flooring, part-tiled walls and a double-glazed window overlooking the side aspect.

A double-glazed door provides convenient access to the side and rear of the property, while a further internal door leads through to the shower room.

Shower Room

2.74m x 1.62m (9' 0" x 5' 4")
A three piece suite in white comprising a one and a half base walk in glazed shower cubicle housing Triton electric shower, wash hand basin, low level WC, fully tiled walls, ceramic tile flooring and double glazed frosted window to rear aspect.

First Floor Landing

With doors to:-

Bedroom One

4.09m x 3.09m (13' 5" x 10' 2")
With fitted shelves to recess and two double glazed windows to front aspect.

Bedroom Two

3.47m x 3.26m (11' 5" x 10' 8")
With built in storage cupboard and double glazed window looking onto the rear garden.

External

To the rear of the property is an enclosed and private low maintenance garden with concrete patio area, wall and fenced boundaries and storage shed.

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.(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.

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.

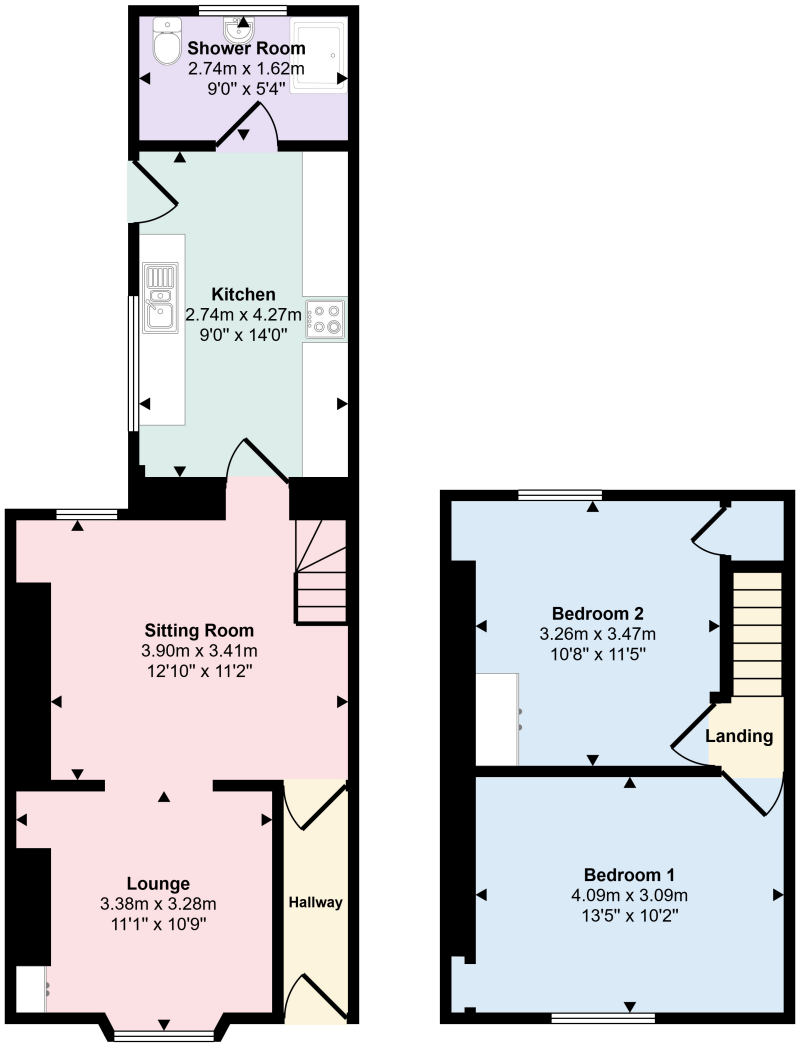






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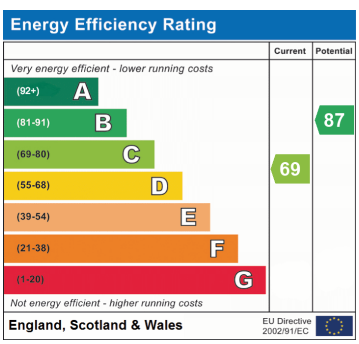
Approx Gross Internal Area
76 sq m / 821 sq ft

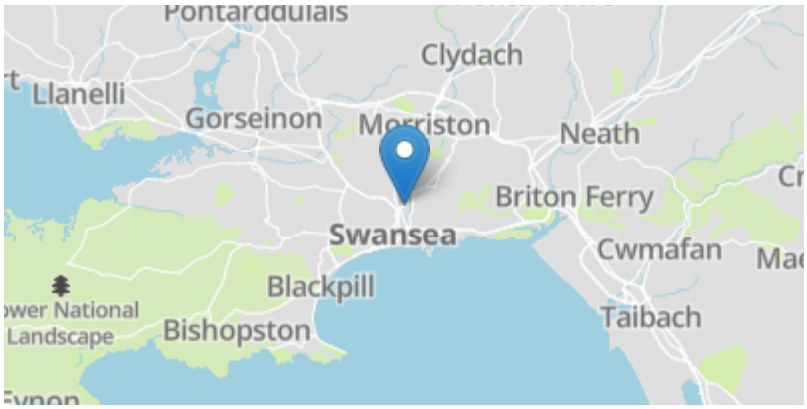


Ground Floor
Approx 47 sq m / 505 sq ft

First Floor
Approx 29 sq m / 316 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.





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