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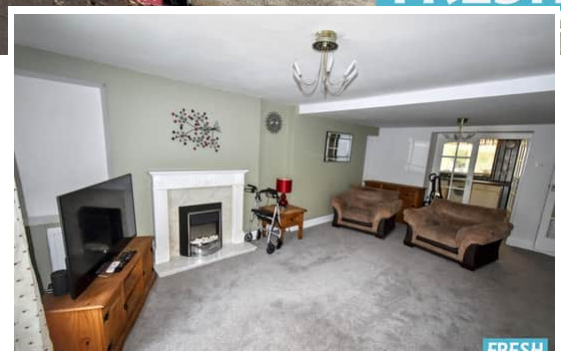
Estate & Letting Agents



Vivian Street, Swansea, SA1 2LN

Asking Price: £115,000

- Extended Three Bedroom Mid Terrace Property
- Spacious Open Plan Lounge/dining Room
- Offers Plenty Of Space Convenience And Potential
- Ideal First Time Purchase Or Investment Opportunity
- Close To Local Amenities And Well Regarded Schools



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Entrance Porch

Entered via double glazed front door to small porch and opening to:-

Lounge/dining Room

6.41m x 4.84m (21' 0" x 15' 11")

A generously proportioned open-plan lounge/dining room, offering an ideal space for both relaxing and entertaining. The room features a pebble-effect electric fire with an ornate wooden mantel, marble-effect back panel and matching hearth, creating an attractive focal point. A glazed door provides access to the first floor, while a built-in cupboard offers useful storage. Natural light is provided by a double-glazed window to the front aspect, with double half-glazed doors leading through to the kitchen, enhancing the open-plan feel.

Kitchen

4.90m x 2.56m (16' 1" x 8' 5")

A fully fitted modern kitchen featuring a range of matching white base and wall units, complemented by ample drawer storage and colour-coordinated roll-top work surfaces providing excellent preparation space. The kitchen incorporates a ceramic sink with hot and cold taps, together with a built-in fan-assisted electric oven and grill, four-ring gas hob and extractor canopy. There is also plumbing for an automatic washing machine and space for a fridge. Finished with ceramic tiled flooring and a glazed door leading through to the rear lobby.

Rear Lobby

With continued ceramic tile flooring and doors to:-

Conservatory

3.26m x 2.56m (10' 8" x 8' 5")

With ceramic tile flooring, polycarbonate strengthened roof and double glazed sliding patio doors with matching glazed side panel to rear garden.

Bathroom

2.84m x 2.12m (9' 4" x 6' 11")

The bathroom is fitted with a contemporary four-piece suite in white, comprising a corner bath, a walk-in glazed shower cubicle housing an electric shower, a low-level WC and a vanity wash hand basin with two drawers providing useful storage. The room is complemented by fully tiled walls, ceramic tiled flooring and a double-glazed frosted window to the rear aspect.

First Floor Landing

With attic hatch and doors to:-

Bedroom One

3.55m x 2.64m (11' 8" x 8' 8")

With full length fitted wardrobes, laminate flooring and double glazed window to rear access.

Bedroom Two

3.33m x 2.68m (10' 11" x 8' 10")

With laminate flooring, textured ceiling with coving and double glazed window to front aspect.

Bedroom Three

2.54m x 2.08m (8' 4" x 6' 10")

With textured ceiling and double glazed window to front aspect.

External

A good size and enclosed rear garden laid mainly to lawn, shed and fenced boundaries.

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 £180 (inc. VAT) and a Buyer's Deposit of £250 apply to this purchase.

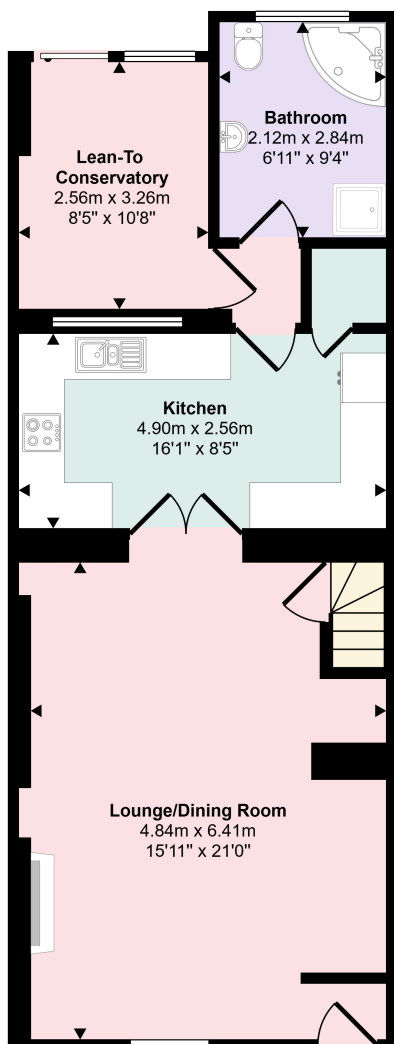
Total payable upfront: £430, plus £15 per purchaser for AML / identity checks. (Therefore, if we have two purchasers it will be £30)

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).

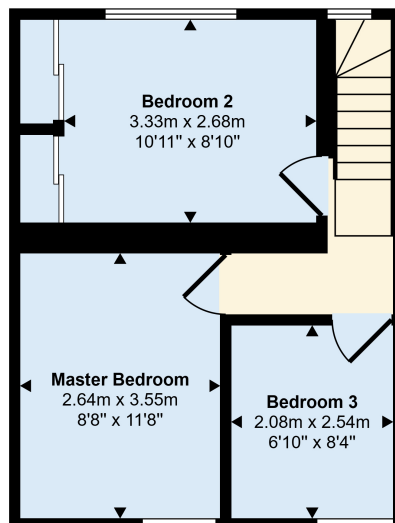
Full terms are available from Fresh Estate & Letting Agents and should be reviewed before making an offer.



Approx Gross Internal Area
96 sq m / 1034 sq ft



Ground Floor
Approx 64 sq m / 686 sq ft



First Floor
Approx 32 sq m / 348 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.

