Clee Tompkinson Francis

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- Mid terraced family home
- Three bedrooms
- Three reception rooms
- 1st floor bathroom
- Basement storage room
- New roof added this year
- Ideal first time buy
- Very close to school and city centre

Ref: PRM12425

Viewing Instructions: Strictly By Appointment Only

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General Description

A three bedroom mid terraced family home situated within Mount Pleasant, Swansea. Accommodation includes: entrance hallway, lounge, reception room, dining room and kitchen to ground floor. To the 1st floor are three bedrooms and family bathroom. The property also has a handy basement storage room. Externally the property has an enclosed rear garden. The property benefits from having a full new roof this year. The property is situated extremely close to the local primary school and is within walking distance of the city centre and train station. Ideal first time buy.

Accommodation

Ground Floor

Hallway

Upvc frosted double glazed door to front, stairs to first floor, radiator, stairs down to basement storage room, Upvc double glazed window to side, built in under stairs storage, laminate flooring, cupboard.

Lounge (11' 1" x 12' 11") or (3.37m x 3.93m)

Upvc double glazed window to front, laminate flooring, feature fire place and radiator.

Reception Room. (11' 4" x 10' 7") or (3.46m x 3.23m)

Upvc double glazed patio doors to rear, laminate flooring and radiator.

Dining Room (12' 3" x 10' 4") or (3.74m x 3.14m)

Upvc double glazed window to side, laminate flooring and radiator.

Kitchen (10' 4" x 7' 0") or (3.15m x 2.14m)

Upvc double glazed door and window to side, range of base and wall units with ceramic sink unit, plumbing for washing machine, 4-ring gas hob, electric oven, space for fridge freezer, tiled splash back and flooring, stainless steel extractor fan.

First Floor.

Landing: split landing with loft access.

Bedroom 1 (11' 0" x 16' 4") or (3.35m x 4.99m)

Two Upvc double glazed windows to front, feature fire place and radiator.

Bedroom 2 (11' 7" x 10' 6") or (3.52m x 3.20m)

Upvc double glazed window to rear and radiator.

Bedroom 3 (10' 2" x 7' 0") or (3.09m x 2.13m)

Upvc double glazed window to rear, laminate flooring, feature fire place and radiator.

Bathroom

Upvc double glazed window to side, panelled bath with shower over, floating wash hand basin, low level WC, vinyl tiled flooring and heated towel rail.

EXTERNALLY

To front; small garden area.

To rear: enclosed rear garden with paved patio area and outside shed.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:65

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C





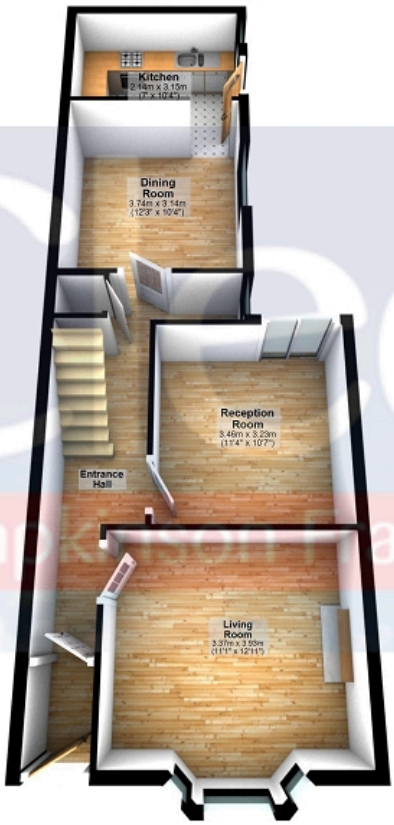









Ground Floor



First Floor



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