Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Yr Hafan
Langdon Road
Marina
Swansea
City And County of Swansea

£360,000











- Immaculate and upgraded three-bedroom family home arranged over three floors
- Highly sought-after location in Yr Hafan, Swansea Waterfront
- Impressive open-plan living, dining and kitchen area
- Upgraded contemporary kitchen with integrated appliances and quartz worktops
- Balcony with timber decking ideal for outdoor seating
- Principal bedroom with en-suite shower room and fitted wardrobes
- Ground floor shower room, utility room and integral garage
- Walking distance to Swansea Marina, coastline, city centre and local amenities
- Driveway for off road parking
- Walkthrough video tour available

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Ref: PRM12405

Viewing Instructions: Strictly By Appointment Only

General Description

Immaculate, extensively upgraded three-bedroom family home in sought-after Yr Hafan, Swansea Marina. Arranged over three floors with open-plan living, modern kitchen with quartz worktops, three double bedrooms, en-suite, balcony, garden, driveway and garage. Close to marina, city centre and transport links.

Accommodation

Ground Floor

Entrance Hall (18' 8" x 7' 7") or (5.70m x 2.30m)

UPVC door to front, karndean flooring, large under stairs storage cupboard, stairs leading up, radiator.

Shower Room (7' 10" x 3' 7") or (2.40m x 1.10m)

Corner shower, wash hand basin, low level W.C, extractor fan, karndean flooring, tiled walls, LED spots, radiator.

Bedroom 3 (11' 10" x 8' 6") or (3.60m x 2.60m)

Double glazed window to rear, karndean flooring, radiator.

Utility Room (7' 7" x 7' 7") or (2.30m x 2.30m)

Range of wall and base units, upgraded sink, wall mounted gas boiler, UPVC door to rear, karndean flooring, radiator.

Garage

Up and over door to front.

First Floor

Lounge/Kitchen/Dining Room (26' 11" x 16' 9") or (8.20m x 5.10m)

Ideal open plan living space which includes; karndean flooring, range of wall and base units with quarts worktop, integrated electric oven, induction hob, extractor fan, fridge freezer, dish washer, microwave. LED spots, two double glazed window to front, double glazed patio doors leading onto;

Balcony

South facing with wood decking.

Second Floor.

Landing (8' 2" x 7' 3") or (2.50m x 2.20m)

Storage cupboard, loft access.

Bedroom 1 (13' 1" x 10' 6") or (4.00m x 3.20m)

Kardean flooring, fitted wardrobes, double glazed patio doors with Juliet balcony, radiator, door leading to;

En-Suite (10' 6" x 8' 2") or (3.20m x 2.50m)

Shower cubicle, wash hand basin with storage, low level W.C, part tiled walls, extractor fan, LED spots, radiator.

Bedroom 2 (12' 2" x 8' 10") or (3.70m x 2.70m)

Kardean flooring, fitted wardrobes, double glazed patio doors with Juliet balcony, radiator.

Bathroom (7' 10" x 7' 3") or (2.40m x 2.20m)

Panel bath with over head shower, wash hand basin, low level W.C, LED spots, frosted double glazed window to rear, radiator.

External

Driveway to front, lawn and path to the rear.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:79

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F

















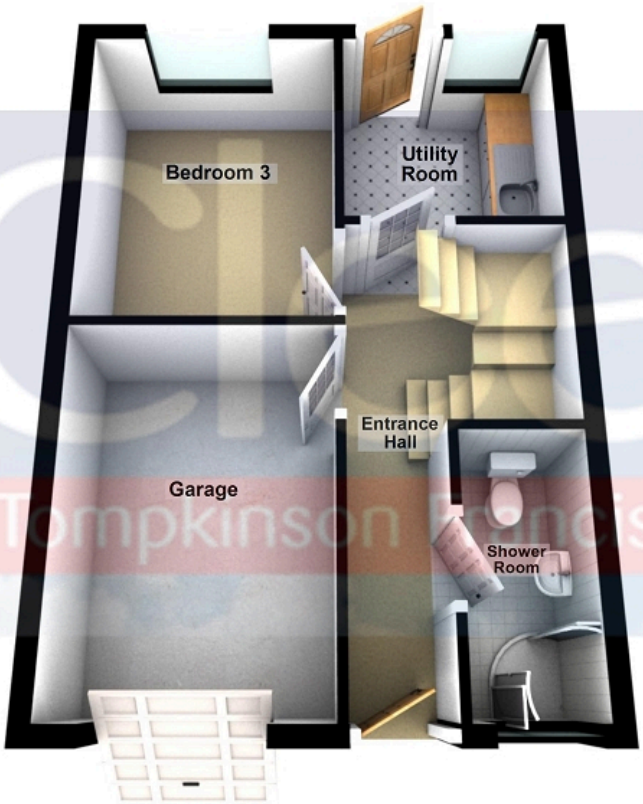




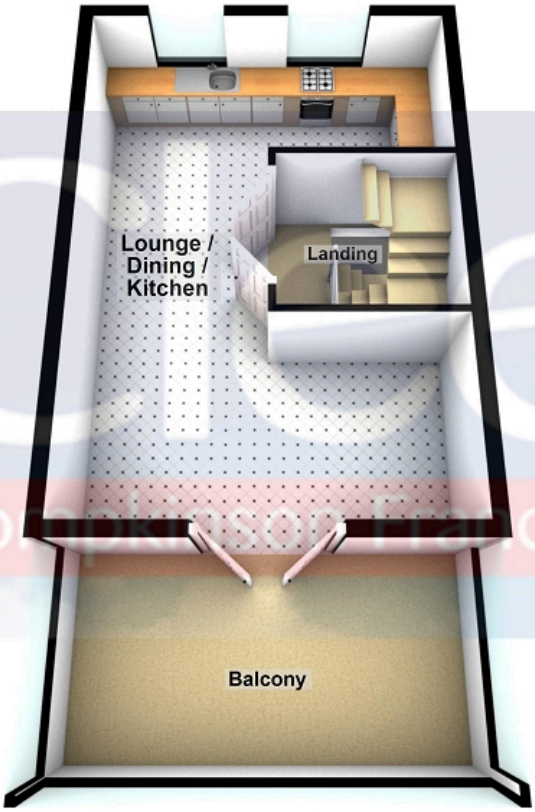




Ground Floor



First Floor



Second Floor



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