Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Victoria Avenue
Swansea
City And County of Swansea

£199,995











- Spacious three-bedroom mid-terrace home
- Enviable position just a stone’s throw from Swansea Bay
- Generous lounge and separate dining room
- Modern kitchen
- Three double bedrooms
- Four-piece family bathroom
- Enclosed rear garden / Useful rear outbuilding
- Easy access to Swansea city centre
- Close to Swansea Marina and SA1 Waterfront
- Sold with no chain

Ref: PRM12508

Viewing Instructions: Strictly By Appointment Only

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General Description

Spacious three-bedroom mid-terrace home in the popular Sandfields area, just a stone’s throw from Swansea Bay. Features include two reception rooms, modern kitchen, three double bedrooms, four-piece bathroom, enclosed rear garden with outbuilding and permit parking. Close to the seafront, city centre and local amenities. Sold with no chain.

Accommodation

Ground Floor

Inner Porch. (4' 7" x 2' 11") or (1.40m x 0.90m)

uPVC door to front, tiled floor.

Entrance Hall (19' 0" x 4' 11") or (5.80m x 1.50m)

Stairs leading up, under stairs storage, radiator.

Lounge (23' 0" x 10' 6") or (7.00m x 3.20m)

Double glazed window to front and rear, two radiators.

Dining Room (10' 10" x 9' 6") or (3.30m x 2.90m)

Laminate flooring, double glazed window to side, radiator.

Kitchen (11' 6" x 9' 6") or (3.50m x 2.90m)

Range of wall and base units, free standing electric oven with gas hob, fridge freezer, plumbing for washing machine, space for tumble drier, stainless steel sink, double glazed window to rear, uPVC frosted door to side.

First Floor

Landing (23' 11" x 5' 3") or (7.30m x 1.60m)

Loft access.

Bedroom 1 (10' 6" x 14' 1") or (3.20m x 4.30m)

Double glazed window to front.

Bedroom 2 (11' 2" x 8' 2") or (3.40m x 2.50m)

Double glazed window to rear.

Bedroom 3 (10' 6" x 9' 6") or (3.20m x 2.90m)

Double glazed window to rear, radiator.

Bathroom (10' 10" x 7' 3") or (3.30m x 2.20m)

Panel bath, shower cubicle, low level W.C, wash hand basin, part tiled walls, storage cupboard housing wall mounted combi boiler, radiator.

External

Enclosed, low maintenance rear garden with outbuilding. On road permit parking to front.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:66

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C















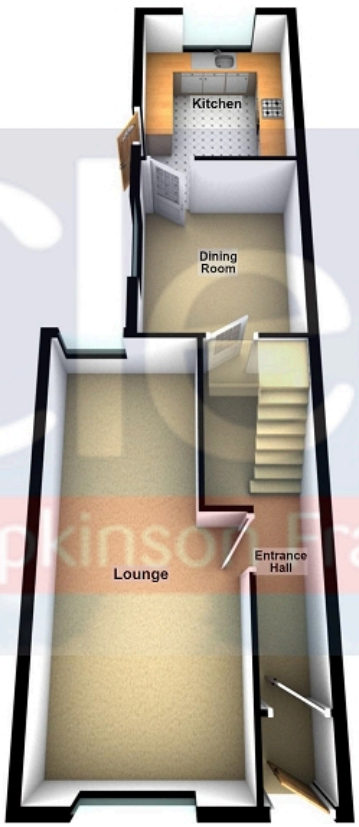




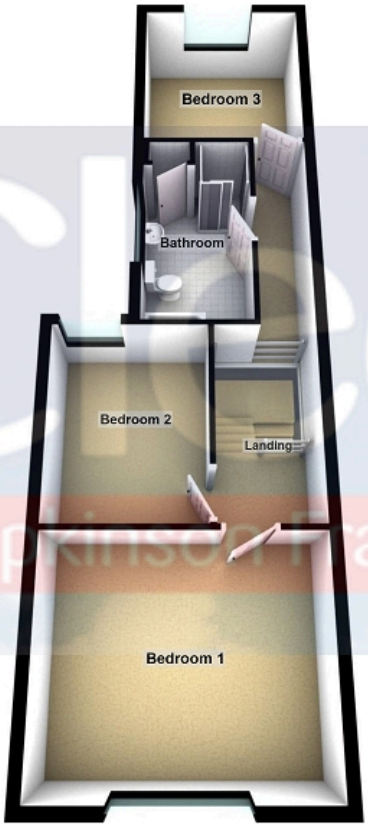





Ground Floor



First Floor



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