Clee Tompkinson Francis

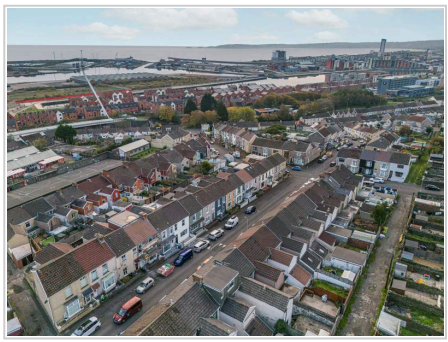
Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Baglan Street
Port Tennant
Swansea
SA1 8JZ

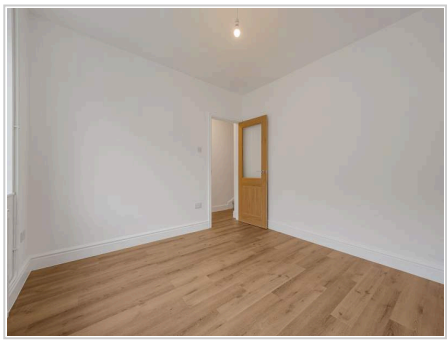
Offers Over £170,000











- Beautifully presented three bedroom mid-terrace home
- Recently renovated to a high standard throughout / turn key ready
- Two spacious reception rooms with rear opening into modern kitchen
- First floor contemporary family bathroom
- Enclosed rear garden with tiled patio and stone chippings Ideal for entertaining
- Convenient Port Tennant location, close to Swansea city centre, Marina and SA1 Waterfront
- Within easy reach of local amenities, schools and Swansea University Bay Campus
- Excellent transport links via Fabian Way and access to the M4
- Ideal for first-time buyers and families
- Offered for sale with no onward chain

Ref: PRM12528

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Viewing Instructions: Strictly By Appointment Only

General Description

Beautifully renovated three-bedroom mid-terrace home, finished to a high standard throughout. Features two reception rooms, modern kitchen, contemporary bathroom and enclosed rear garden with tiled patio. Ideal for first-time buyers and families. Convenient Port Tennant location, close to Swansea Marina and city centre. No chain.

Accommodation

Ground Floor

Entrance Hall (22' 8" x 3' 3") or (6.90m x 1.00m)

uPVC door to front, laminate flooring, stairs leading up, radiator.

Reception Room 1. (11' 6" x 11' 10") or (3.50m x 3.60m)

Double glazed window to front, laminate flooring, radiator.

Reception Room 2. (12' 10" x 12' 6") or (3.90m x 3.80m)

Double glazed window to rear, laminate flooring, under stairs storage, radiator, opening leading to:

Kitchen (12' 10" x 8' 6") or (3.90m x 2.60m)

Range of base units, integrated electric oven, electric hob, extractor fan, stainless steel sink, laminate flooring, double glazed window to rear and side, door leading to garden, radiator.

First Floor

Landing (17' 9" x 5' 7") or (5.40m x 1.70m)

Loft access, radiator.

Bedroom 1 (11' 2" x 15' 9") or (3.40m x 4.80m)

Fire place, two double glazed windows to front, radiator.

Bedroom 2 (12' 10" x 9' 6") or (3.90m x 2.90m)

Fire place, double glazed window to rear, storage cupboard housing wall mounted combi boiler, radiator.

Bedroom 3 (6' 7" x 8' 10") or (2.00m x 2.70m)

Double glazed window to rear, radiator.

Bathroom (6' 3" x 5' 7") or (1.90m x 1.70m)

Panel bath with over head head, wash hand basin, low level W.C, part tiled walls, tiled floor, frosted double glazed window to side, radiator.

External

Enclosed rear garden with patio ideal for entertaining, stone chippings and rear access. Small garden to front along with on road parking.

Services

Mains Electric, Mains Gas, Mains Drainage, Mains Water

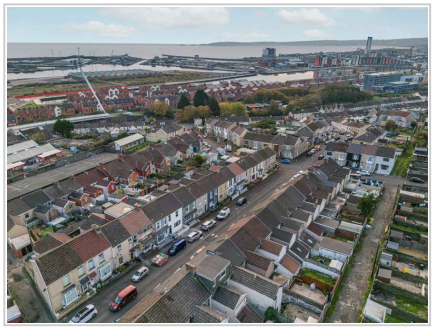
EPC Rating:69

Tenure

We are informed that the tenure is Freehold

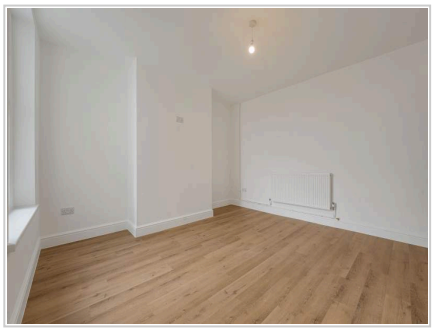
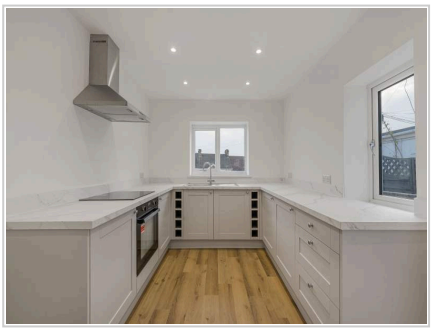
Council Tax

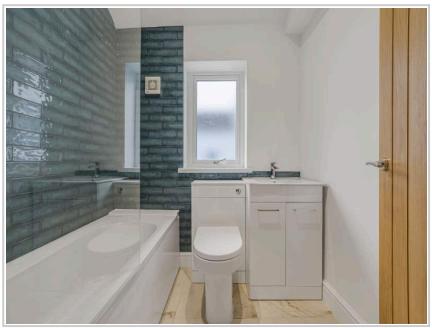
Band B





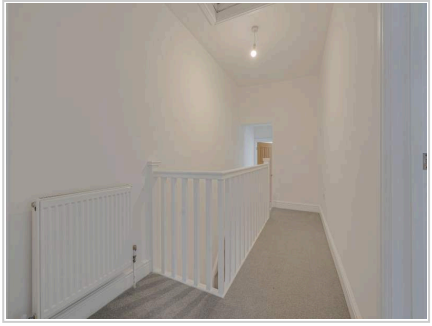
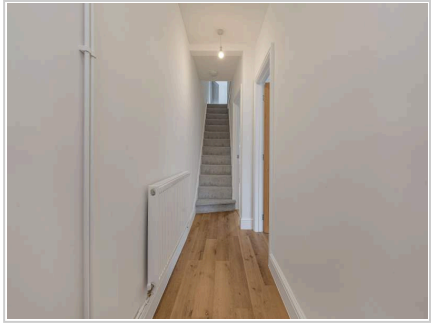






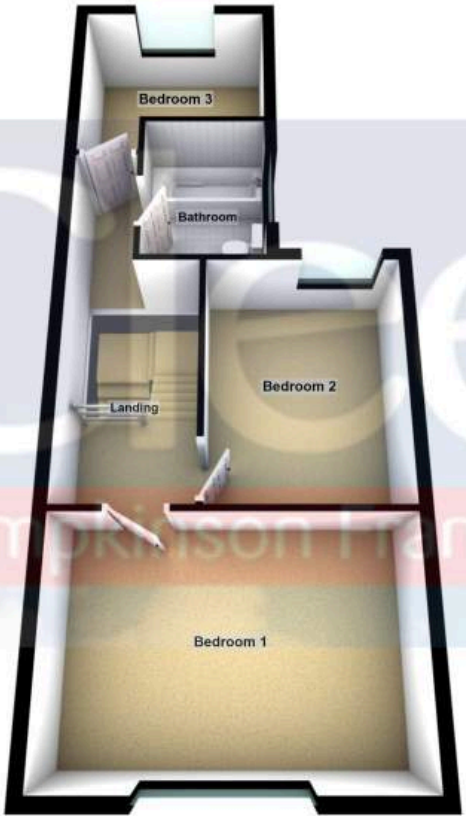







Ground Floor



First Floor



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