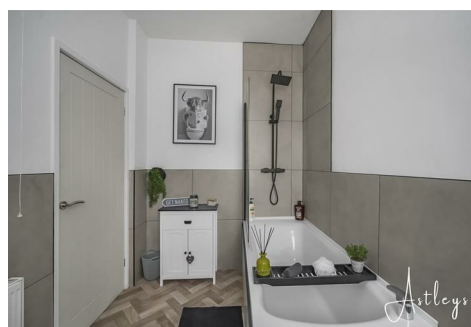




15 Graham Street., Swansea, SA1 2NB

£130,000

Set within the well connected area of Hafod, this recently refurbished and fully rewired two bedroom terraced home offers a fresh and comfortable living environment within easy reach of Swansea City Centre. Everyday amenities, local schools, public transport links and access to the M4 corridor are all close at hand, making this an ideal choice for those seeking both convenience and lifestyle.

The accommodation is thoughtfully arranged, with the ground floor comprising a porch, a well proportioned living room, a modern kitchen and a bathroom. To the first floor are two bedrooms.

To the rear, the garden has been designed for ease of upkeep, featuring a woodchip area with steps rising to a newly seeded section, ready to be established as a lawn and enjoyed over time.

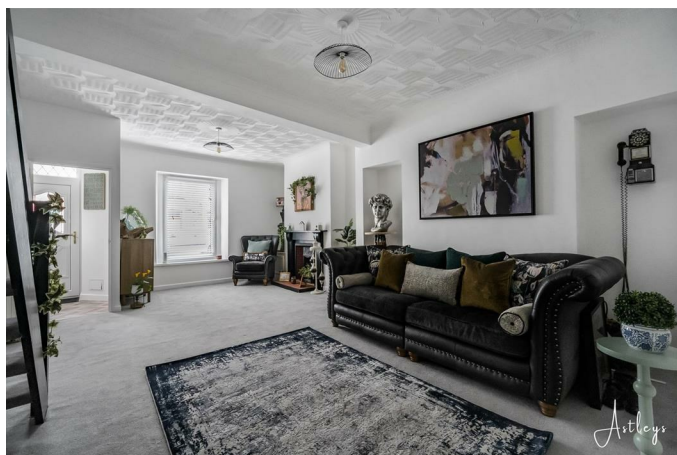
The Accommodation Comprises

Ground Floor

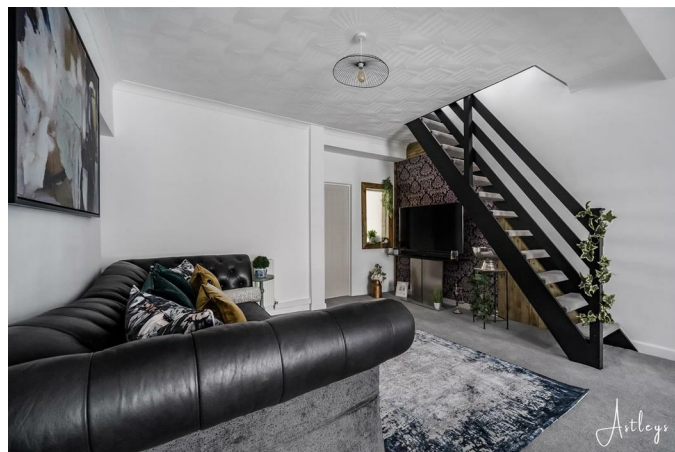
Porch 4'8" x 4'0" (1.43m x 1.21m)

Entered via front door, vinyl floor.

Living Room 22'0" x 15'5" (6.71m x 4.69m)



A well-presented living room featuring a double-glazed window to the front aspect. The room benefits from a feature fireplace with an attractive surround, a staircase provides access to the first floor. The room is fitted with carpet flooring and a radiator.



Kitchen 20'0" x 10'2" (6.09m x 3.11m)



The kitchen is fitted with a matching range of base and wall-level units with worktop space over, incorporating a one-bowl sink unit. Integrated appliances include a fridge/freezer and a built-in electric oven with hob and extractor above, alongside space and plumbing for a washing machine. A double-glazed window to the rear, while additional features include convenient pop-up sockets, vinyl flooring, and a wall-mounted radiator.

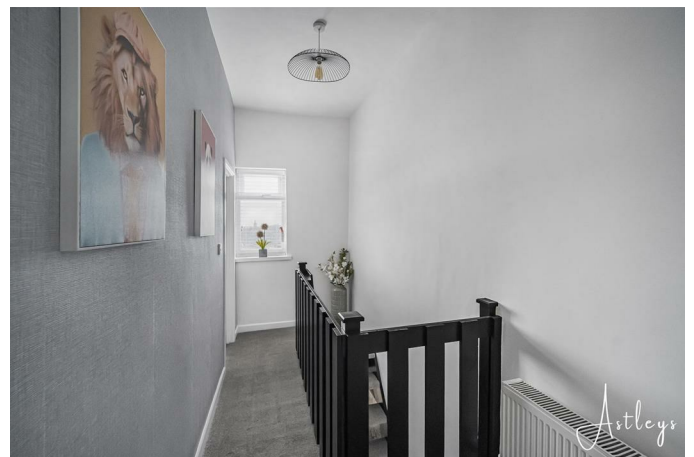


over, wash hand basin, and WC. The room is enhanced by half-tiled walls and vinyl flooring, with a radiator and a frosted double-glazed window to the rear.



First Floor

Landing 11'9" x 6'5" (3.57m x 1.96m)



Bathroom 9'7" x 6'5" (2.92m x 1.95m)



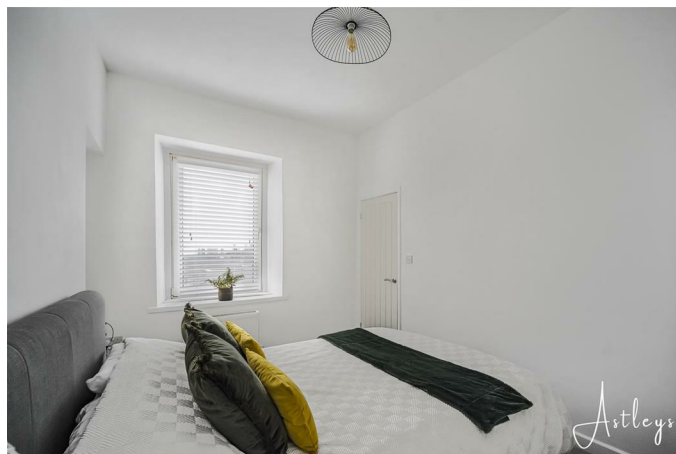
A stylishly appointed bathroom fitted with a three-piece suite comprising a panelled bath with shower

Double glazed window to rear, access to loft, fitted carpet, radiator.

Bedroom 1 9'11" x 15'2" (3.02m x 4.62m)



Double glazed window to front, fitted carpet, radiator.

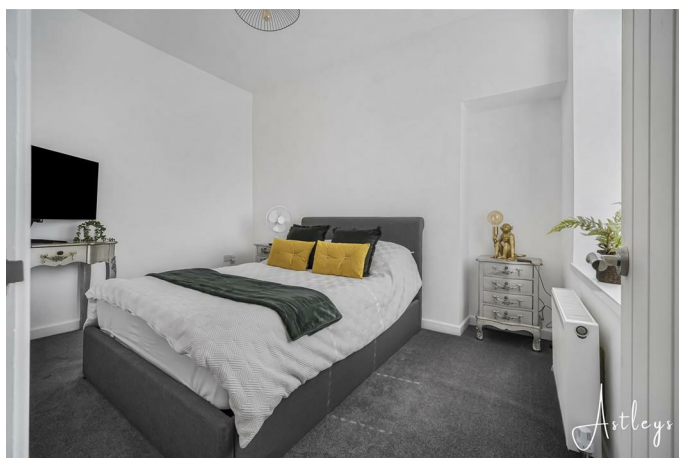


External



To the rear of the property is a low-maintenance garden featuring a woodchip area with steps leading up to a section that has been recently seeded, offering an excellent opportunity to establish a lawn.

Bedroom 2 11'9" x 8'8" (3.57m x 2.64m)



Double glazed window to rear, fitted carpet, radiator.



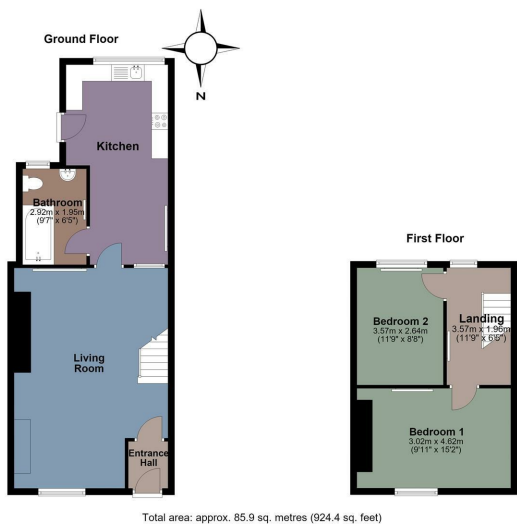
Ariel Views



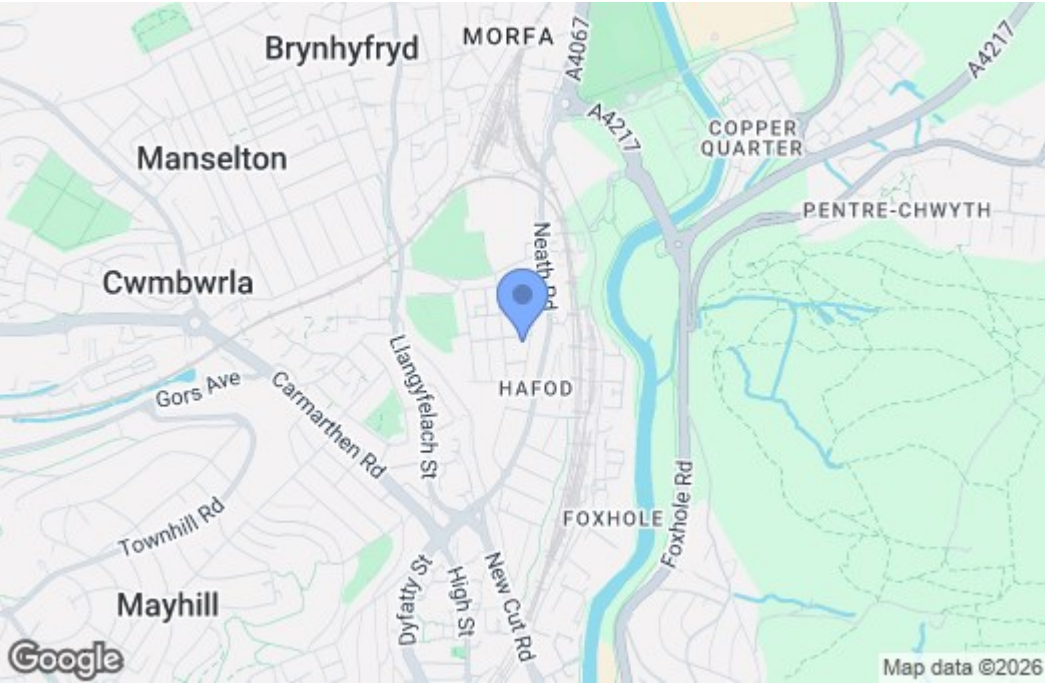
Tenure _ Freehold
 Council Tax Band - A
 Parking - On street parking
 Services - Services - Mains electric. Mains sewerage.
 Mains Gas. Mains Meter.
 Mobile coverage - EE Vodafone Three O2
 Broadband - Basic - 8 Mbps Superfast 80 Mbps Ultrafast
 10000 Mbps
 Satellite / Fibre TV Availability - BT Sky Virgin



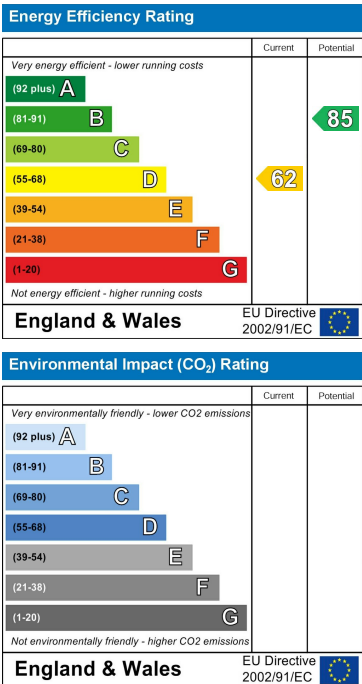
Floor Plan



Area Map



Energy Efficiency Graph



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