

FOR SALE

Asking Price £295,000 Freehold



## 104 Vivian Road, Sketty, Swansea. SA2 0UL

- Three Bedrooms
- Mid Terrace Property
- Modern Fitted Kitchen
- Stylish Ground Floor Bathroom
- Council Tax Band C
- EPC Rating D
- Freehold



## PROPERTY DESCRIPTION

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We are pleased to bring to market, this stylish property in the sought after area of Sketty. The property briefly comprises to the ground floor - entrance hallway, open plan lounge/dining area, modern fitted kitchen with under stair pantry and bathroom. To the first floor, you will find three bedrooms.

Externally, the property has a neat frontage, with a garden laid to lawn and paved seating area to the rear. The property has been renovated with style and boasts beautiful finishing touches. Being set close to local amenities, schools, parks and has great links to public transport.

Viewing highly recommended to appreciate.



## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### Entrance Porch

Entered via door front front yard, stairs to first floor.

#### Lounge

3.49m x 3.21m (11' 5" x 10' 6") uPVC double glazed window to front, feature fireplace, radiator.

#### Dining

3.81m x 2.91m (12' 6" x 9' 7") uPVC double glazed window to rear, radiator.

#### Kitchen

3.30m x 2.07m (10' 10" x 6' 9") A modern fitted kitchen with complimentary work surface, integrated oven with hob and extractor, uPVC double glazed window to side, under stair pantry/storage area.

#### Bathroom

3.16m x 2.05m (10' 4" x 6' 9") To Furthest Point. A beautifully designed, black three piece suite with freestanding bath, WC and wash hand basin with vanity, uPVC frosted window to rear.

### FIRST FLOOR

#### Bedroom One

uPVC double glazed window to front, radiator.

#### Bedroom Two

3.79m x 2.53m (12' 5" x 8' 4") uPVC double glazed window to rear, radiator.

#### Bedroom Three

3.07m x 2.09m (10' 1" x 6' 10") uPVC double glazed window to side, radiator.

### INFORMATION

#### N.B

Property Type – Mid Terrace

Gas, Electricity, Water, Sewage – All mains

Heating Type – Gas

Parking - On street

Broadband - You are advised to refer to [checker.ofcom.org](http://checker.ofcom.org) for broadband coverage.

Mobile - You are advised to refer to [signalchecker.co.uk](http://signalchecker.co.uk) for mobile signal and coverage.

### EXTERNAL

#### To the front

The property is accessed via a pathway with an area of decorative stone.

#### To the rear

Entering the garden from the kitchen door, you will find a small courtyard with steps leading up to a garden laid to lawn and paved seating area.



# FLOORPLAN & EPC



Total area: approx. 82.4 sq. metres (886.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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