



**252 Jersey Road, Bonymaen, Swansea, SA1
7DL**

Asking Price: £259,950

- Double Fronted End Of Terrace Property
- Three Reception Rooms
- Larger Than Average Enclosed Rear Garden
- No Forward Chain
- Three Bedrooms
- Popular And Sought After Residential Area
- Fantastic Family Home



Entrance

Entered via double glazed front door to:-

Lounge

A good size light and airy room open plan effect with staircase giving access to the first floor, ornate mantle with chrome and pebble electric fire and marble hearth, fitted wall lights to feature arch recess, dado rail, built in cupboard, textured ceiling with coving, double glazed window to front aspect and door to:-

Sitting Room

Ornate fireplace with marble back panel and matching hearth, feature arch to recess, dado rail, textured ceiling with coving and double glazed window to front aspect.

Kitchen

A fully fitted kitchen with a wide selection of matching base and wall units and drawer space with colour coordinated high gloss roll top work surface space and preparation area incorporating one and a half bowl ceramic sink unit with hot and cold mixer taps over, built in fan assisted electric cooker, ring gas hob and extractor canopy over, ceramic tile flooring, part tiled walls, plumbing for automatic washing machine, dish washer and tumble drier space for fridge freezer, spot lights, double glazed window looking onto rear garden and opening to:-

Breakfast Room

With Amtico flooring, dado rail, wall mounted boiler (supplying domestic hot water and gas central heating) and opening to:-

Conservatory

Built upon brick plinth, double glazed with polycarbonate strengthened roof, continued Amtico flooring, ceiling fan light and double glazed French doors opening onto rear garden.

First Floor Landing

With doors to:-

Master Bedroom

With fitted wardrobes and two double glazed windows to front aspect.

Bedroom Two

With fitted wardrobes, coving and double glazed window to front aspect.

Bedroom Three

With fitted wardrobes and double glazed window to rear aspect

Bathroom

A three piece suite comprising panel bath with central mounted hot and cold taps, double base walk in shower housing twin head chrome mains shower with glazed side screen, contemporary wash hand basin, natural stone tiled walls and flooring, ornate coving and double glazed frosted window to rear aspect.

Seperate W.C

With low level W.C and double glazed frosted window to rear aspect.

External

To the rear, the property boasts a larger-than-average, enclosed garden, laid predominantly to lawn—perfect for families, pets, or outdoor entertaining. Side access from the front provides practical convenience, while the garden's privacy and generous proportions add significant appeal. A purpose-built shed, complete with a UPVC window and door, offers excellent storage or potential for use as a workshop or hobby space.

To the front, the double-fronted property benefits from strong kerb appeal, with a well-maintained frontage that enhances its welcoming character

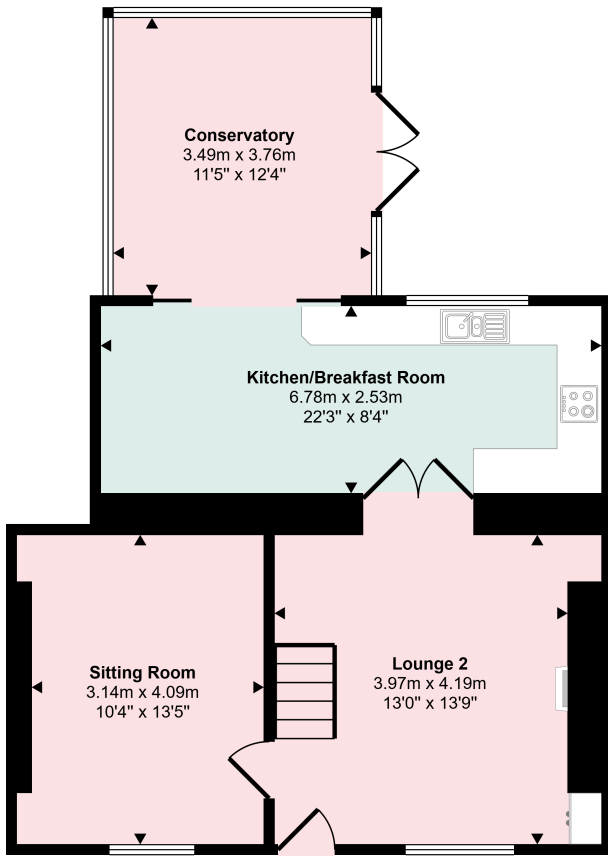


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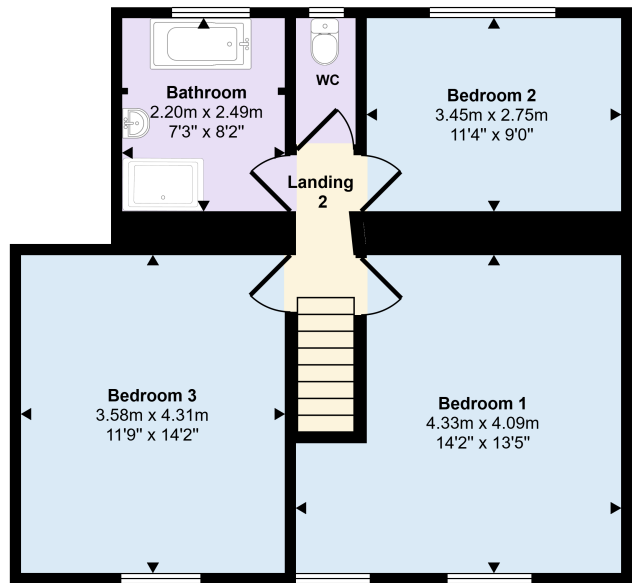
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



Approx Gross Internal Area
124 sq m / 1333 sq ft



Ground Floor
Approx 68 sq m / 729 sq ft



First Floor
Approx 56 sq m / 604 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

