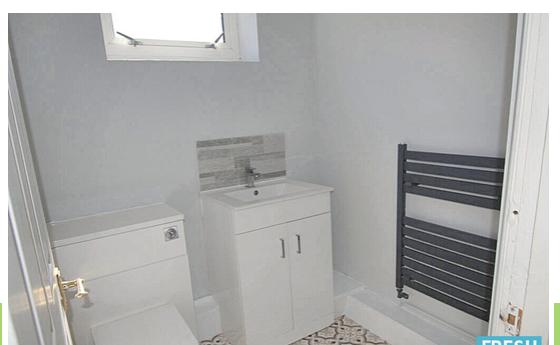




33 Vernon Street, Swansea, SA1 2EZ

Asking Price: £135,000

- Close To All Local Amenities
- No Chain
- Two Bedroom
- Immaculate condition throughout
- Excellent Transport Links
- Close to City Centre
- Ideal First Time Purchae Or Investment Oppoertunity



Entrance

Entered via double glazed front door , door to:-

Lounge

Double glazed window to front, Laminate flooring , open aspect to:-

Dining room

Double glazed window to rear , stairs to first floor, Door to :-

Kitchen

A fully fitted modern kitchen with a range of matching base and wall units and drawer space in white with preparation area and work surface space incorporating double drainer sink unit with hot and cold mixer taps over, free standing gas cooker with 4 ring induction hob, space for fridge freezer, plumbing for automatic washing machine, built in storage cupboard, textured ceiling with coving, vinyl flooring, part tiled walls, two double glazed window to side aspect, double glazed door giving access to the rear and further door to:-

Bathroom

A three piece suite comprising of low level WC, vanity wash hand basin, full tiled shower cubicle with electric triton shower with chrome shower head, towel radiator, double glazed frosted window to rear

First Floor Landing

Doors to:-

Bedroom 1

Double glazed window to front, textured ceiling

Bedroom 2

Double glazed window to rear, textured ceiling, built in storage cupboard housing a wall mounted valiant combi boiler (supplying domestic hot water and heating)

External

Enclosed Patio area with fenced boundary

Disclaimer

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 adviser.



Approx Gross Internal Area
70 sq m / 755 sq ft



Ground Floor

Approx 41 sq m / 444 sq ft

First Floor

Approx 29 sq m / 311 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.

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

