



**19 Pentrepoeth Road, Morriston, Swansea,
SA6 6AA**

Asking Price: £224,950

- An Extended Victorian Built Semi Detached Family Home
- Three Bedrooms
- Popular And Convenient Residential Area
- A Must See Property
- Beautifully Presented Throughout
- Two Reception Rooms
- Good Size Private And Enclosed Rear Garden
- No chain



Entrance

Entered via front door to porch with terrazo tile flooring, part tiled wall, inner half glazed door to:-

Hallway

With solid oak wood block flooring, dado rail, staircase giving access to the first floor, moulded ornate coving, two wall mounted storage cupboards and doors to:-

Lounge

With stripped pine floor boards, feature archway to recess shelved, ornate coving, fitted pebble effect gas fire with chrome surround with tiled back and matching hearth and large double glazed bay window to front aspect giving open aspect views.

Dining Room

A good size light and airy room with coving, ceiling rose and double glazed French doors opening onto rear garden.

Kitchen

A well appointed and modern fitted kitchen with a wide selection of matching base and wall units in high gloss cream with chrome handles, colour coordinated marble effect roll top work surface space and preparation area incorporating one and a half bowl sink unit with hot and cold mixer taps over, built in fan assisted electric oven, 4 ring induction hob with stainless steel extractor canopy over, ceramic tile flooring, part tiled walls, feature marble tile open fireplace with slate tile hearth, understairs storage cupboard space, two double glazed windows to side aspect and glazed panel door to:-

Utility Room

With ceramic tile flooring, plumbing for both automatic washing machine and dish washer with marble effect work surface space, space for fridge freezer, majority tiled, walls, coving, built in storage cupboard, double glazed window to side and double glazed door giving access to side and rear.

First Floor Landing

With attic hatch, coving, papered ceiling and doors to:-

Bedroom One

A comfortable and spacious master bedroom with stripped pine flooring, coving, papered ceiling, original feature fire place and hearth and two double glazed windows to front aspect giving open aspect views.

Bedroom Two

A beautiful light and airy room, picture rail, fitted shelves to recess, fitted wardrobes and double glazed window looking onto rear garden.

Bedroom Three

With built in cupboard space, picture rail and double glazed window so side with open aspect views.

Bathroom

A three piece modern suite in white comprising panel bath with chrome shower attachment over, low level W.C., wash hand basin, half tiled walls, spot lighting and double glazed frosted window side aspect.

External

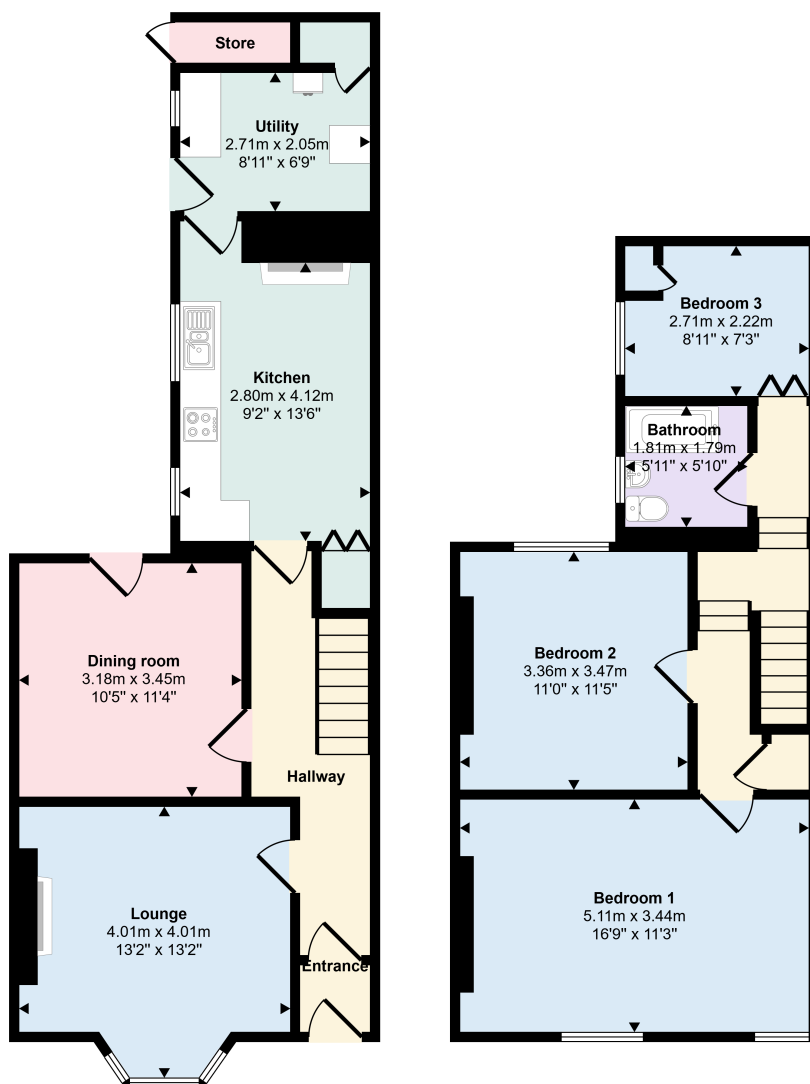
Small steps lead up to the property. Wooden gate to the side then extends giving access to a good size and enclosed private garden with paved patio area, outside toilet, two purpose brick built storage sheds, security lighting steps to a second tier garden also with paved patio area, a selection of mature shrubs and pots, shingle area and wall and fenced boundaries.

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 advisers.



Approx Gross Internal Area
108 sq m / 1167 sq ft



Ground Floor

Approx 60 sq m / 644 sq ft

First Floor

Approx 49 sq m / 522 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.

