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# FRESH

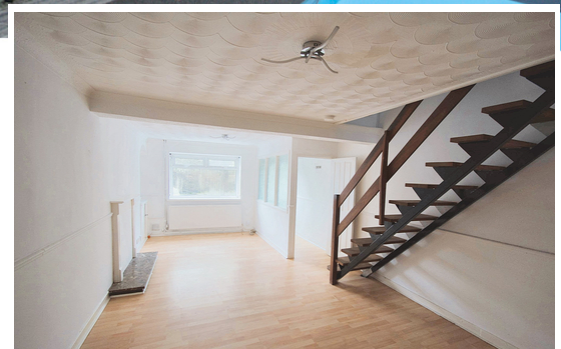
Estate & Letting Agents



**Hamilton Street, Landore, Swansea, SA1 2QJ**

**Asking Price: £159,950**

- Extended 3/4 Bedroom Mid Terrace Property
- Off road Parking To The Front
- No Forward Chain
- Fantastic First Time Purchase Or Investment Opportunity
- Rear Access With Garage
- Freehold Title



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**Entrance**

Entered via double glazed front door to small porch, inner door then giving access to:-

**Lounge/dining Room**

Open plan effect with staircase giving access to the first floor, feature fire place with marble back panel and matching hearth, double glazed window to front aspect and door to:-

**Kitchen**

Fitted with a range of base and wall units with chrome handles, work surface space and preparation area incorporating sink unit with hot and cold mixer taps over, glazed panel to lounge, cooker point with extractor canopy over, built in storage cupboard, plumbing for automatic washing machine and double glazed window and door to rear.

**First Floor Landing**

With spiral staircase leading to an attic style toom, further doors to:-

**Bedroom One**

With fitted wardrobes and double glazed window to front aspect.

**Bedroom Two**

With double glazed tilt and turn window to rear aspect.

**Bedroom Three**

With double glazed window to side aspect.

**Family Bathroom**

A three piece suite comprising panel bath, low level W.C, wash hand basin, cushion flooring, part tiled walls, textured ceiling, airing cupboard space housing boiler (supplying domestic hot water and gas central heating) and double glazed frosted window to rear aspect.

**Attic Style Room**

Suitable for many uses, eaves storage space and window to rear aspect.

**External**

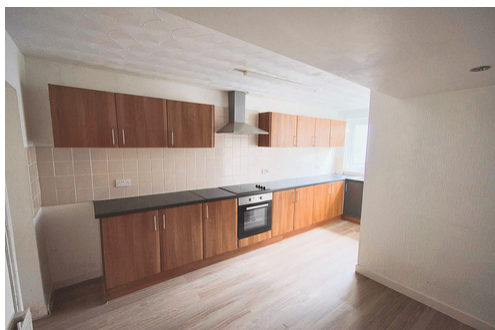
A small enclosed garden with concrete patio area.

**Rear Access With Detached Garage**

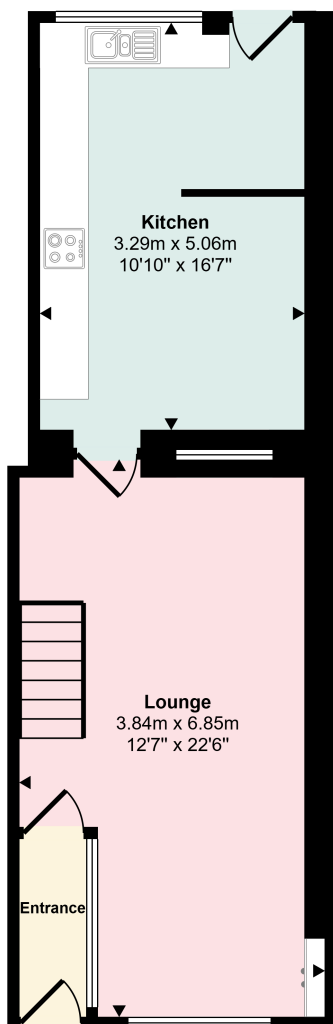
The property also has the added advantage of a rear detached garage accessed off Mysydd Road, with the potential to develop further (subject to all the necessary planning consents)

**Disclaimer**

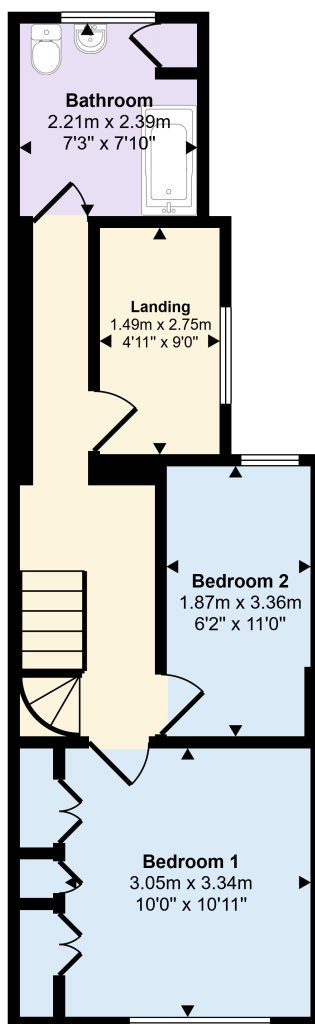
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation 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.



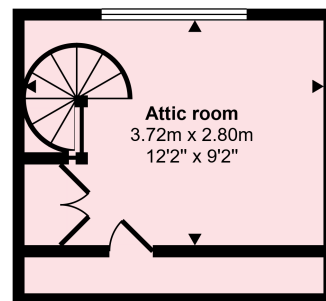
Approx Gross Internal Area  
97 sq m / 1039 sq ft



Ground Floor  
Approx 45 sq m / 489 sq ft



First Floor  
Approx 39 sq m / 415 sq ft



Second Floor  
Approx 13 sq m / 136 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		61	83
		EU Directive 2002/91/EC	

