



Vivian Street, Swansea, SA1 2LN

Asking Price: £115,000

- Three Double Bedrooms
- Lounge/Dining Area
- Three Piece Shower Room
- Kitchen
- Enclosed & Secure Garden To The Rear
- No Onward Chain



Entrance Porch

Part opaque glazed front door and door to:-

Lounge/Diner

6.44m x 3.77m (21' 2" x 12' 4") Dual aspect glazed windows, feature fireplace, radiator and stairs to first floor landing. Door to:-

Kitchen

3.03m x 2.06m (9' 11" x 6' 9") Side aspect glazed window, range of eye and base level cupboards and drawers, roll top work surfaces, inset stainless steel single drainer sink unit, space for cooker, space for upright fridge/freezer, space for washing machine, space for slimline dishwasher.

Rear Porch

Side aspect part opaque glazed door to garden, storage cupboard and door to:-

Shower Room

Rear aspect opaque glazed window, three piece suite comprising of a glazed shower cubicle, pedestal hand wash basin, WC, radiator and extractor fan.

First Floor Landing

Doors to:-

Bedroom One

3.90m x 3.50m (12' 10" x 11' 6") Front aspect glazed window, access to loft space and a radiator.

Bedroom Two

2.94m x 2.24m (9' 8" x 7' 4") Rear aspect glazed window and a radiator.

Bedroom Three

3.23m x 2.07m (10' 7" x 6' 9") Rear aspect glazed window, wall-mounted gas fired boiler and a radiator

Outside

A secure and enclosed rear garden with patio area and mainly laid to lawn.

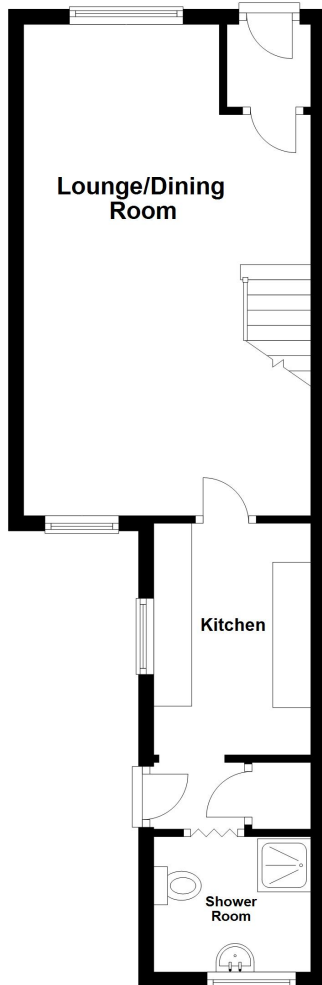
INFORMATION**Tenure**

We believe the property to be Freehold.

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.



Ground Floor**First Floor**