



Watkin Street, Swansea, SA1 6YD

Asking Price: £134,950

- Double Fronted End Of Terrace Property
- Two Reception Rooms
- Fantastic Investment Opportunity
- Freehold Title
- Three Bedrooms
- Ground Floor Bathroom
- To Be Sold With Tenants In Situ



Entrance Hallway

Entered via double glazed front door to small hallway with ceramic tile flooring, built in cupboard pace and half glazed inner door to:-

Lounge

4.296m x 3.209m (14' 1" x 10' 6")

Open plan effect with staircase giving access to the first floor, ornate fireplace, beech effect laminate flooring, fitted shelves to recess, double glazed window to front aspect and doors to:-

Dining Room

4.089m x 3.113m (13' 5" x 10' 3")

With medium oak effect laminate flooring and double glazed window to front aspect.

Kitchen

3.987m x 2.755m (13' 1" x 9' 0")

A fully fitted modern kitchen with a selection of matching base and wall units in white with chrome handles, colour coordinated roll top work surface space and preparation area incorporating single drainer stainless steel sink unit with hot and cold mixer taps over, built in fan assisted electric oven, 4 ring induction hob and extractor canopy over, ceramic tile flooring, plumbing for automatic washing machine, space for fridge freezer, extractor fan, spot lighting, double glazed window to the rear and opening to:-

Rear Lobby

2.304m x 0.940m (7' 7" x 3' 1")

With ceramic tile flooring, double glazed door to rear garden and further door to:-

Bathroom

2.328m x 2.278m (7' 8" x 7' 6")

A three piece suite in white comprising panel bath with shower over and glazed side screen, low level W.C, vanity wash hand basin, part tile walls, inset spot lighting, extractor fan, heated chrome towel rail and double glazed frosted window to the rear.

First Floor Landing

With doors to:-

Bedroom One

4.916m x 3.890m (16' 2" x 12' 9")

With two double glazed windows to front aspect.

Bedroom Two

2.500m x 1.809m (8' 2" x 5' 11")

With double glazed window to front aspect.

Bedroom Three

3.260m x 2.566m (10' 8" x 8' 5")

With double glazed window to the rear.

External

To the rear of the property is a small enclosed and low maintenance garden with flower borders and wooden gate giving access to the side.

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.



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