



Prescelli Road, Penlan, Swansea, SA5 8AE

Asking Price: £154,950

- Semi Detached Property
- Three Bedrooms
- First Floor Bathroom
- Freehold Title
- Two Reception Rooms
- Immaculately Presented Throughout
- Ideal First Time Purchase Or Family Home



Entrance Hallway

Entered via double glazed front door with matching glazed side panel to hallway with staircase giving access to the first floor, textured ceiling and doors to:-

Lounge

5.075m x 3.667m (16' 8" x 12' 0")

With feature wall mounted coal effect electric fire, understairs storage cupboard, textured ceiling and double glazed French doors to rear garden.

Kitchen

4.026m x 3.463m (13' 3" x 11' 4")

A fully fitted modern kitchen with matching base and wall units in white with chrome handles and 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 ceramic hob and stainless steel extractor canopy over, space for fridge freezer, plumbing for automatic washing machine, double glazed windows to side and rear and double glazed door to side and rear.

Dining Room

Accessed from kitchen, built in cupboard space and double glazed window to rear aspect.

First Floor Landing

With double glazed window to side aspect and doors to:-

Bedroom One

4.219m x 3.127m (13' 10" x 10' 3")

With built in wardrobe and double glazed window over looking rear garden.

Bedroom Two

4.349m x 3.218m (14' 3" x 10' 7")

With built in wardrobe and double glazed window to the rear.

Bedroom Three

3.142m x 2.682m (10' 4" x 8' 10")

With double glazed window to front aspect.

Family Bathroom

2.650m x 1.987m (8' 8" x 6' 6")

A three piece suite comprising panel bath with shower attachment over and glazed side screen, vanity wash hand basin, low level W.C, fully tiled walls, laminater flooring, textured ceiling with coving, extractor fan and double glazed frosted window.

External

To the front of the property is a small garden laid mainly to lawn, wall and fenced boundaries, paved pathway to the side with gate then giving access to a good size, secure and enclosed level garden laid to lawn, paved patio area, purposed built block storage shed 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.



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