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Estate & Letting Agents



**Port Tennant Road, Port Tennant, Swansea,
SA1 8JF**

Asking Price: £149,950

- Extended And Well Presented Mid Terrace Property
- Two Reception Rooms
- Modern Fitted Kitchen With utility Room Off
- No Forward Chain
- Three Bedrooms
- Ideal First Time Purchase Or Investment Opportunity
- Popular And Convenient Residential Area



Tel 01792 464757

Email sales@freshsales.co.uk

Entrance

Entered via double glazed front door to:-

Hallway

With staircase giving access to the first floor, laminated flooring, papered ceiling with coving, under stairs storage cupboard space and doors to:-

Lounge

With fitted coal effect gas fire within wooden mantle, marble back panel and matching hearth, fitted shelves to recess, fitted wall lights, papered ceiling with coving, ceiling rose and double glazed bay window to front aspect.

Sitting Room/Dining Room

With laminate flooring, coving and double glazed window looking onto utility room.

Kitchen

A well presented and fitted modern kitchen with a selection of base and wall units and draw space, colour coordinated roll top work surface space and preparation area incorporating sink unit with hot and cold mixer taps over, built in fan assisted electric cooker, 4 ring gas hob and extractor canopy in white over, part tiled walls, ceramic tile flooring, coving, under stairs storage area, wall mounted Vaillant boiler (supplying domestic hot water and gas central heating) and opening to:-

Utility Room

With continued ceramic tile flooring, a further selection of matching base and wall units in white with work surface space and preparation area, fully tiled walls, polycarbonate strengthened roof, plumbing for automatic washing machine and double glazed door giving access to rear garden.

Bathroom

A three piece suite in white comprising panel bath with electric shower over, wash hand basin, low level W.C, ceramic tile flooring, part tile walls, coving and double glazed frosted window to side aspect.

First Floor Landing

With attic hatch and doors to:-

Bedroom One

With double glazed tilt and turn window to rear aspect.

Bedroom Two

With double glazed window to rear aspect.

Bedroom Three

Originally the largest of the bedrooms with a stud partition wall (that could easily be taken down) splitting the room, creating a nursery or dressing room or small child's bedroom with two double glazed windows to front aspect.

External

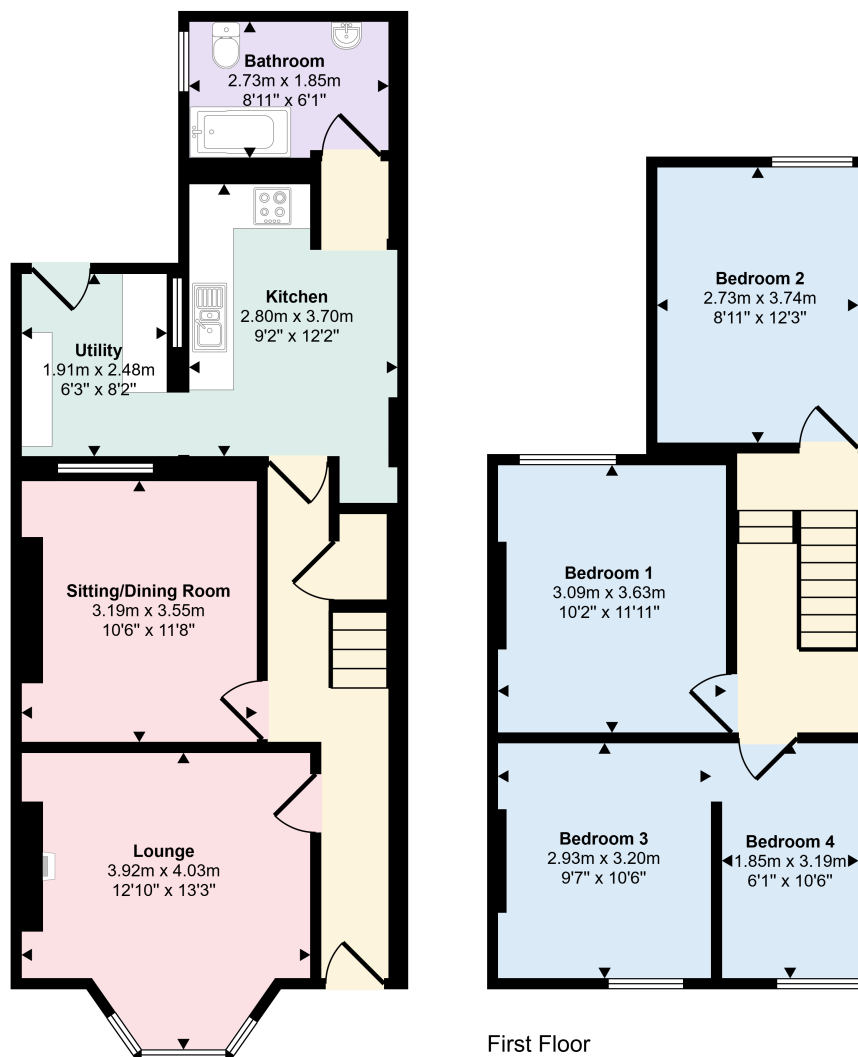
To the rear of the property is a small enclosed and tiered garden, with low maintenance raised sitting area with artificial grass and fenced boundaries.

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
106 sq m / 1136 sq ft



Ground Floor

Approx 60 sq m / 648 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+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

