



33 Beverley Gardens, Ravenhill, Swansea, SA5 5DR

Asking Price: £149,500

- Extended Three Bedroom Semi
- Ground Floor Disabled Shower Room
- First Floor Bathroom
- Quiet Cul-de-Sac Location
- Popular And Convenient Residential Area
- No Forward Chain
- Ideal project for refurbishment



Entrance

Entered via double glazed front door with matching glazed side panels to:-

Hallway

Small hallway with staircase giving access to the first floor and door to:-

Lounge

5.018m x 2.172m (16' 6" x 7' 2")

Open plan effect with fitted wall lights, dado rail, fire place, medium oak effect laminate flooring, understairs storage cupboard space, double glazed window to front aspect and opening to:-

Dining Room

5.974m x 2.102m (19' 7" x 6' 11")

With continued medium oak laminate flooring,, and double glazed french doors opening onto rear garden.

Kitchen

2.967m x 1.743m (9' 9" x 5' 9")

A fully fitted modern kitchen with a good selection of matching base and wall units in high gloss white with chrome handles, colour coordinated roll top work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, built in fan assisted electric oven, 4 ring gas hob and extractor canopy over, part tiled walls, plumbing for automatic washing machine and double glazed window to rear aspect.

Bedroom One

4.258m x 3.036m (14' 0" x 10' 0")

With medium oak effect laminate flooring, double glazed window to rear aspect and door to:-

Ensuite Disabled Shower/Wet Room

2.763m x 2.265m (9' 1" x 7' 5")

With electric shower, low level W.C, wash hand basin, fully tiled walls, extractor fan and double glazed frosted window to front aspect.

First Floor Landing

With attic hatch and doors to:-

Bedroom Two

3.579m x 3.076m (11' 9" x 10' 1")

With double glazed window to front aspect giving open aspect countryside views.

Bedroom Three

3.327m x 2.477m (10' 11" x 8' 2")

With built in storage cupboard space and double glazed window to rear aspect.

Bathroom

1.877m x 1.902m (6' 2" x 6' 3")

A three piece suite in white comprising panel bath, vanity wash hand basin, low level W.C, dark oak effect laminate flooring and double glazed frosted window to side aspect.

External

To the front of the property is driveway parking. Disabled wheel chair ramp leading to the front of the property, side garden laid mainly to lawn with a selection of mature shrubs and fenced boundaries. To the rear is a small enclosed and low maintenance garden with 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

