



40 Gelli Street, Port Tennant, Swansea, SA1 8NJ

Asking Price: £114,950

- Extended Mid Terrace Property
- Popular And Convenient Residential Area
- Three Bedrooms
- To Be Sold With No Forward Chain
- Ideal First Time Purchase
- Ground Floor Bathroom



Entrance

Entered via double glazed front door, ceramic tile flooring, staircase to first floor and door to:-

Lounge

4.395m x 3.570m (14' 5" x 11' 9")

With medium oak effect laminate flooring, 2 built in storage cupboards, understairs storage cupboard space, textured ceiling with coving, dado rail, double glazed window to front aspect and door to:-

Kitchen

3.635m x 2.815m (11' 11" x 9' 3")

Fitted with a range of matching base and wall units with colour coordinated roll top work surface space and preparation area incorporating one and a half bowl stainless steel sink unit with hot and cold mixer taps over, part tile walls, electric cooker point, space for fridge freezer, plumbing for automatic washing machine, ceramic tile flooring, double glazed window to the rear and door to:-

Bathroom

3.105m x 1.615m (10' 2" x 5' 4")

A three piece suite comprising panel bath with shower attachment over, wash hand basin, low level W.C, part tile walls, extractor fan, textured ceiling with coving and double glazed frosted window to the rear.

First Floor Landing

With attic hatch, textured ceiling with coving and doors to:=-

Bedroom One

5.102m x 3.487m (16' 9" x 11' 5")

With built in over stairs cupboard space and 2 double glazed windows to front aspect.

Bedroom Two

4.334m x 2.914m (14' 3" x 9' 7")

With 2 double glazed windows to the rear with open aspect views over Swansea bay and Munmbles Pier.

Bedroom Three

With textured ceiling and double glazed window to the rear with open aspect sea views.

External

To the rear of the property is a secure and enclosed garden laid mainly to lawn, garden shed and rear pedestrian gated access.

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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