



36 Hafod Street, Swansea, SA1 2HA

Asking Price: £124,500

- An Extended Three Bedroom Mid Terrace Property
- Two Bathrooms
- Ideal First Time Purchase
- No Forward Chain
- Two Reception Rooms
- Popular And Convenient Residential Area
- Freehold Title



Entrance Hallway

Entered via front door to hallway with staircase to first floor and doors to:-

Lounge

3.84m x 3.16m (12' 7" x 10' 4")

With tiled original fire place and matching hearth and double glazed window to front aspect.

Sitting Room

3.97m x 3.49m (13' 0" x 11' 5")

With fitted coal effect gas fire within wooden mantle, double glazed window to the rear and door to:-

Kitchen

4.66m x 2.60m (15' 3" x 8' 6")

Fitted with a range of base and wall units with colour coordinated roll top work surface space and preparation area incorporating sink unit with hot and cold mixer taps over, plumbing for automatic washing machine, double glazed window to side aspect, double glazed door giving access to the rear and further door to:-

Wet Room

3.16m x 2.38m (10' 4" x 7' 10")

With Triton electric shower, low level W.C, wash hand basin, extractor fan and double glazed frosted window to side aspect.

First Floor Landing

With attic hatch and doors to:-

Bedroom One

4.81m x 3.50m (15' 9" x 11' 6")

With double glazed window to front aspect.

Bedroom Two

3.44m x 3.21m (11' 3" x 10' 6")

With built in cupboard and double glazed tilt and turn window to the rear.

Bedroom Three

3.46m x 2.60m (11' 4" x 8' 6")

With double glazed window to the side and door to:-



FRESH

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