



9 St Clears Place, Penlan, Swansea, SA5 9BH

Asking Price: £109,950

- Modern Mid Terrace Property
- Three Bedrooms
- Ideal First Time Purchase Or Investment Opportunity
- No Forward Chain
- Enclosed Rear Garden
- First Floor Bathroom



Entrance Hallway

Entered via double glazed front door giving access to the first floor, textured ceiling with coving, staircase to first floor, built in coats cupboard, understairs storage space and doors to:-

Kitchen

4.210m x 2.992m (13' 10" x 9' 10")

A fully fitted kitchen with a range of matching base and wall units in beech 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 taps over, part tiled walls, tile effect cushion flooring, plumbing for automatic washing machine, wall mounted boiler (supplying domestic hot water and gas central heating), plumbing for automatic washing machine, seating area and double glazed window to front aspect.

Lounge

4.805m x 4.371m (15' 9" x 14' 4")

A good size light and airy room, textured ceiling with coving, dado rail, double glazed door and window to the rear.

First Floor Landing

With dado rail, attic hatch, built in airing cupboard space and doors to:-

Bedroom One

2.392m x 2.319m (7' 10" x 7' 7")

With medium oak effect laminate flooring, textured ceiling with coving and double glazed window looking onto rear garden.

Bedroom Two

3.235m x 2.158m (10' 7" x 7' 1")

With textured ceiling and double glazed window to front aspect.

Bedroom Three

3.623m x 2.263m (11' 11" x 7' 5")

With medium effect laminate flooring and double glazed window to front aspect.

Bathroom

2.685m x 2.183m (8' 10" x 7' 2")

A three piece suite in white comprising panel bath with chrome mains shower over and modesty glazed side screen, wash hand basin, low level W.C, part tiled walls, extractor fan and 2 double glazed frosted windows to the rear.

External

To the rear of the property is a good size, level and enclosed garden laid maily to lawn with wall and fenced boundaries and rear garden gate.

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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