



**Pwll Street, Landore, Swansea, SA1 2PG**

**Asking Price: £184,950**

- Beautifully Presented Semi Detached Property
- Fitted Kitchen With Utility Room And Cloakroom
- Driveway Parking And Single Detached Garage
- No Forward Chain
- Three Bedrooms
- First Floor Bathroom
- Popular And Convenient Residential Area



**Entrance Hallway**

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

**Hallway**

With staircase giving access to the first floor, understairs built in storage cupboard space, plate rack, textured ceiling with coving and door to:-

**Lounge/Dining Room**

A good size light and airy family room with feature stone fireplace and marble hearth, ornate coving, double glazed bay window to front aspect, double glazed window looking onto rear garden and door to:-

**Kitchen**

A fitted modern designed kitchen with a range of matching base and wall units and drawer space with wood effect roll top work surface space and preparation area incorporating one and a half bowl sink unit with hot and cold mixer taps over, breakfast bar seating area, fully tiled walls, space for under counter fridge, built in Bosch fan assisted electric cooker, 4 ring gas hob and extractor canopy over, tile effect cushion flooring, inset spot lighting, double glazed window to rear aspect and glazed door to:-

**Utility Room**

With a further selection of fitted base and wall units with roll top work surface space and preparation area, tile effect cushion flooring, fully tiled walls, wall mounted boiler (supplying domestic hot water and gas central heating) plumbing for both automatic washing machine and dish washer, double glazed door and window to side aspect, and sliding door to:-

**Cloakroom**

A two piece suite comprising vanity wash hand basin, low level W.C., heated chrome towel radiator and double glazed frosted window to rear aspect.

**First Floor Landing**

With attic hatch, built in airing cupboard space, double glazed frosted window to side aspect and doors to:-

**Master Bedroom**

With a selection of fitted wardrobes with matching bed side cabinets and dressing table and double glazed window to front aspect.

**Bedroom Two**

With textured ceiling and coving and double glazed window looking onto rear garden.

**Bedroom Three**

With fitted over stairs storage space and double glazed window to front aspect.

**Family Bathroom**

A three piece suite comprising double base walk in glazed shower cubicle housing chrome mains shower, vanity wash hand basin with storage cupboard space and drawers with high gloss work surface area over, fully tiled walls, inset spot lighting, fitted mirrored cabinet, tile effect laminate flooring and double glazed frosted window to rear aspect.

**External**

To the front of the property is a small garden laid to lawn with flower borders. Driveway parking then leads to a single detached garage with power and light and up and over door. To the rear of the property is a tiered garden with a selection of mature shrubs and flower borders, mature hedgerow with wall boundaries.

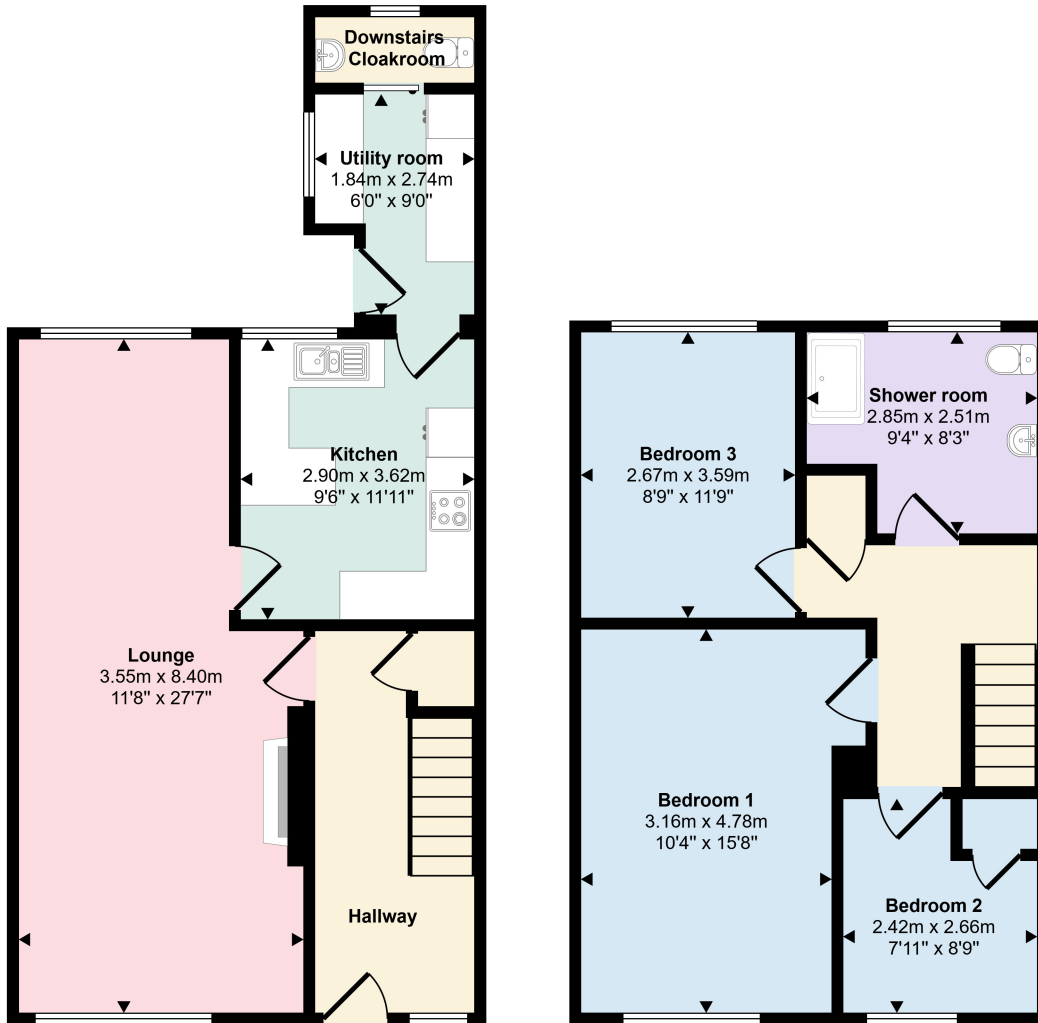
**Disclaimer**

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  
103 sq m / 1111 sq ft



## Ground Floor

Approx 55 sq m / 589 sq ft

## First Floor

Approx 48 sq m / 522 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.

