



18 Grenfell Town, Bonynmaen, Swansea, SA1 7AE

Asking Price: £154,950

- Mid Terrace Property
- Beautifully Presented And Refurbished Throughout
- Two Reception Rooms
- Two Bedrooms
- Fantastic First Time Purchase
- Landscaped Rear Garden
- A Must See Property



Entrance

Entered via double glazed front door to hallway with staircase giving access to the first floor and doors to:-

Sitting Room

A good size room suitable for many other purposes such as an additional bedroom, built in cupboard space to recess and double glazed window to front aspect.

Lounge

With feature wall mounted electric fire, double glazed window looking onto rear garden and door to:-

Kitchen

A well appointed and extremely well presented modern fitted kitchen with a wide range of matching base and wall units in light grey with chrome handles and colour coordinated high gloss roll top work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, part tiled walls, ceramic tile flooring, built in fan assisted electric oven, 4 ring gas hob and stainless steel extractor canopy over, plumbing for both automatic washing machine and tumble drier, double glazed windows to side and rear aspect and double glazed door giving access to side and rear.

First Floor Landing

With attic hatch and doors to:-

Bedroom One

With coving and double glazed window to front aspect.

Bedroom Two

With coving and double glazed window looking onto rear garden.

Bathroom

A three piece suite in white comprising panel bath with chrome twin head shower over and glazed side screen, vanity wash hand basin, low level W.C, heated towel rail, extractor fan, built in airing cupboard space, patterned tile flooring, respatex walls and double glazed frosted window to rear aspect.

External

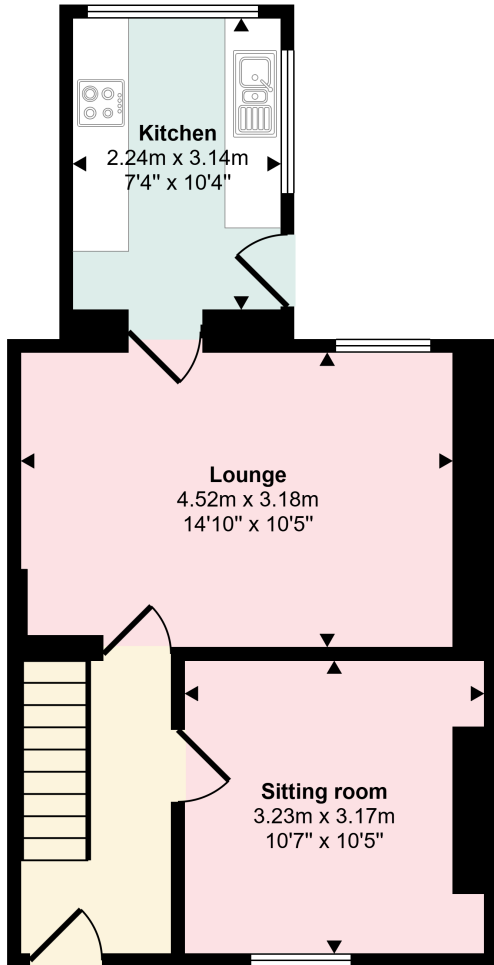
To the rear of the property is a landscaped private and secure garden with paved patio area, Pergola, fire pit, hot tub secure panel fencing and purpose built workshop.

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.

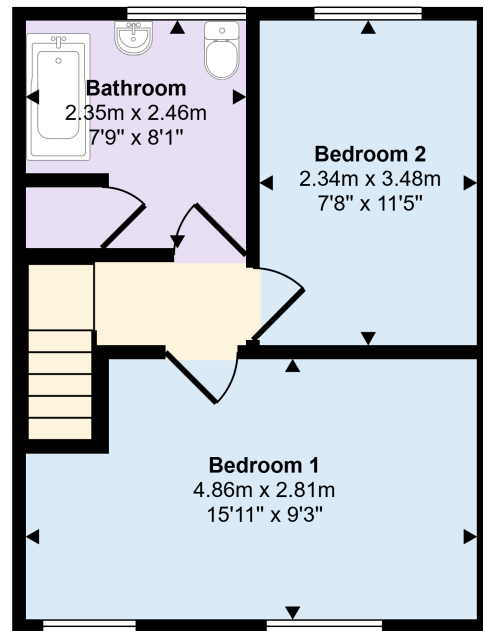


Approx Gross Internal Area
71 sq m / 768 sq ft



Ground Floor

Approx 40 sq m / 434 sq ft



First Floor

Approx 31 sq m / 334 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.

