



6 Gendros Avenue East, Gendros, Swansea, SA5 8DE

Asking Price: **£109,950**

- Three Bedroom Semi Detached • Two Reception Rooms Property
- Ideal Investment Opportunity • Popular And Sought After Residential Area
- Driveway Parking • To Be Sold With Tenant In Situ
- Of Interest To Cash And Investor Buyers Only • Non Traditional Construction
- Recently Installed Combi Central Heating System



Entrance

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

Lounge

A good size room with inset electric fire within ornate mantle, marble back panel and matching hearth, solid oak wood flooring, double glazed window to front aspect and double glazed doors opening onto:-

Dining Room

With continued solid oak wood flooring, wall mounted electric fire, double glazed window to front aspect and door to:-

Kitchen

A well presented and modern fitted kitchen with a range of matching base and wall units in high gloss white with chrome handles, colour coordinate roll top work surface space and preparation area incorporating one and a half bowl sink unit with hot and cold mixer taps over, built in fan assisted electric cooker, 5 ring gas hob and stainless steel extractor canopy over, plumbing for automatic washing machine, ceramic tile flooring, integral fridge/freezer, double glazed window looking onto rear garden and double glazed door to:-

Side Lobby

With double glazed door leading onto side and rear.

First Floor Landing

With Double glazed window to side aspect, attic hatch and doors to:-

Bedroom One

With double glazed window to front aspect.

Bedroom Two

With double glazed window looking onto rear garden.

Bedroom Three

With double glazed window to front aspect.

Bathroom

A three piece suite in white comprising panel bath with shower over, vanity wash hand basin, low level W.C, part tiled walls and double glazed frosted window to the rear.

External

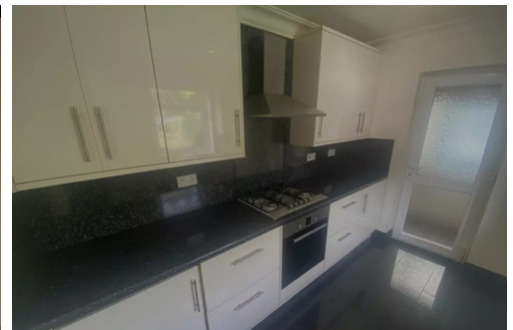
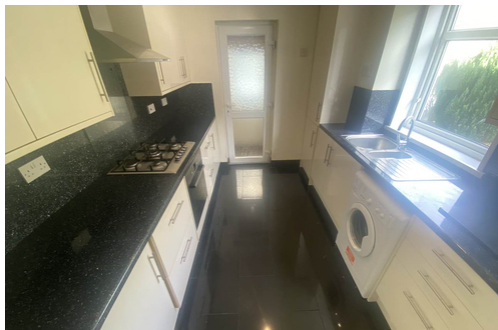
To the front of the property is driveway parking, small garden laid mainly to lawn. To the rear is a larger than average level and enclosed garden laid to lawn with paved patio area.

AGENTS NOTE

The property has recently benefited from a new boiler and full central heating system.

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

