



Marcroft Road, Port Tennant, Swansea, West Glamorgan SA1 8NH

- Two Bedroom Semi-Detached House
- Enclosed Rear Garden
- Garage
- Gas Central Heating
- Good Access to Motorway & Bay Campus



PROPERTY DESCRIPTION

Bay is delighted to offer for sale this two bedroom, semi-detached house in Port Tennant. A highly desirable location close to Fabian Way's links to the M4, Bay Campus and the SA1 Waterfront. Set over two floors, the property comprises an entrance hallway with downstairs WC, separate kitchen, and open-plan living and dining area with access to an enclosed rear garden with patio and synthetic lawn. Upstairs, the first floor includes landing and two bedrooms, each with fitted wardrobes, and a bathroom with shower. There is a single garage and off-road parking. Gas central heating. Viewing highly recommended! Virtual viewing video available! Freehold. Council Tax: Band C EPC: C



ROOM DESCRIPTIONS

Hallway

Double glazed composite door to front. Hardwood effect laminate flooring. Ceiling light fitting. Carpeted stairs to first floor, Radiator. Door leading to:-

WC

1.521m x 0.713m (5' 0" x 2' 4") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. Ceiling light fitting. Low level WC. Pedestal wash hand basin. Radiator. Electricity consumer unit.

Living Room

3.751m x 4.159m (12' 4" x 13' 8") [L-shaped room. Measurements taken to furthest point of room to include storage cupboard]
Hardwood effect laminate flooring. Two ceiling light fittings. Two radiators. White uPVC surround double glazed sliding door, accessing rear garden. Door to storage cupboard under stairs.

Kitchen

1.729m x 2.718m (5' 8" x 8' 11") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. Ceiling light fitting. White uPVC surround double glazed window to front. A range of wall and base units, incorporating laminate work surface, inset stainless steel sink with drainer and mixer tap, integrated stainless steel electric oven, hob and extractor hood. Integrated fridge/freezer. Integrated washing machine. Wall mounted gas boiler in unit. Radiator.

First Floor Landing

Fitted carpet. Ceiling light fitting. Airing cupboard, housing hot water cylinder. Loft access. Radiator. Doors leading to:-

Main Bedroom

3.740m x 3.228m (12' 3" x 10' 7") [L-shaped. Measurements taken to furthest point of room]
Fitted carpet. Recessed ceiling spotlights. Radiator. White uPVC surround double glazed window to rear. Fitted wardrobe unit.

Bedroom

1.806m x 3.709m (5' 11" x 12' 2") [Measurements taken to furthest point of room]
Fitted carpet. Recessed ceiling spotlights. Radiator. White uPVC surround double glazed window to front. Fitted wardrobe unit.

Bathroom

1.715m x 1.740m (5' 8" x 5' 9") [Measurements taken to furthest point of room]
White three piece suite comprising; paneled bath with shower over and glass screen, pedestal wash hand basin and low level WC, White uPVC surround frosted double glazed window to the front. Tiles flooring, Part tiled walls, fully tiled behind bath. Radiator.

External

To front: Fenced front garden with decorative pebbles to either side of front door. Off-road parking to side in front of single garage. To Rear: A level, enclosed garden with patio and synthetic lawn.

Tenure & Utilities

Tenure: Freehold
Council Tax: Band C
EPC: C
BT and Sky availability. No Virgin.

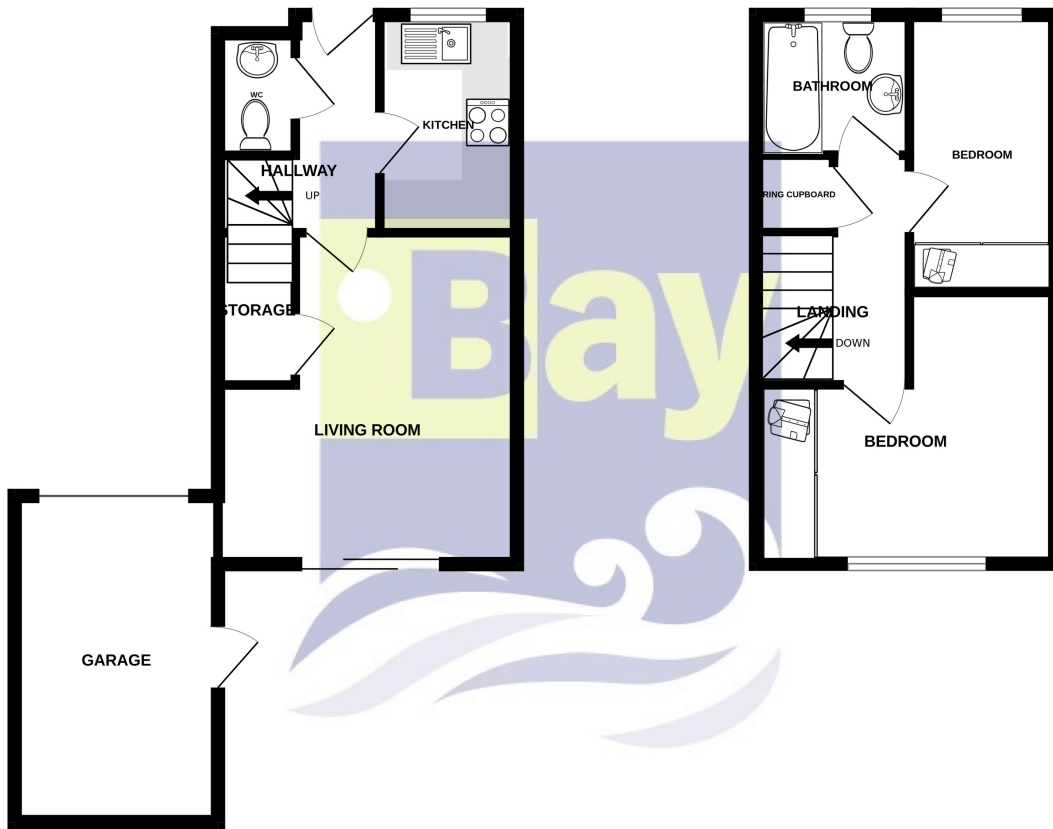


FLOORPLAN & EPC



GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			93
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Bay Estates & Lettings Agents

29, Camona Drive, Maritime Quarter, Swansea, SA1 1YJ

01792 645566

mail@bayestateagents.com