

FOR SALE

£165,000 Freehold



Western Street, Swansea.

SA1 3JU

- Mid Terrace Property
- Two Bedrooms
- Convenient Location
- Open Plan Lounge/Dining room
- Available with No Chain
- Freehold
- EPC Rating: D



## PROPERTY DESCRIPTION

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White and Jones are pleased to bring to the sales market, a two bedroom, mid terraced property, located in the popular Sandfields area. The property briefly comprises, to the ground floor - Entrance hallway, open plan lounge/dining area, kitchen and bathroom. To the first floor you will find two good sized bedrooms. Externally, the property benefits a rear garden with paved patio and mature shrubs. The location of the property offers easy access to the City Centre and local amenities. Available with no onward chain.



## ROOM DESCRIPTIONS

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### **Entrance Hallway**

Entered via Upvc door, laminate flooring, radiator, stairs to first floor.

### **Open Plan Lounge / Dining Area**

3.2m x 6.9m (10' 6" x 22' 8") Laminate flooring, Upvc window to front and rear, electric fire with surround, two radiators, understairs storage cupboard.

### **Kitchen**

2.2m x 3.4m (7' 3" x 11' 2") A range of wall, base and drawer units, integrated oven with 4 ring electric hob, stainless steel sink with drainer, splash back tiling, space for washing machine and fridge freezer, tiled flooring, radiator, Upvc window to side.

Back Lobby - Storage cupboard, Upvc door to side

### **Bathroom**

2.2m x 2m (7' 3" x 6' 7") Upvc frosted window to rear, hand basin with vanity unit, WC, spacious shower with

plumbed shower, radiator, storage cupboard housing boiler, laminate flooring, spot lights, part respotex walls.

### **First floor**

#### **Landing**

Laminate flooring, Upvc window to rear.

#### **Bedroom One**

3.4m x 4.5m (11' 2" x 14' 9") Laminate flooring, Upvc window to front, radiator.

#### **Bedroom Two**

2.8m x 3.5m (9' 2" x 11' 6") Fitted carpet, radiator, Upvc window to rear.

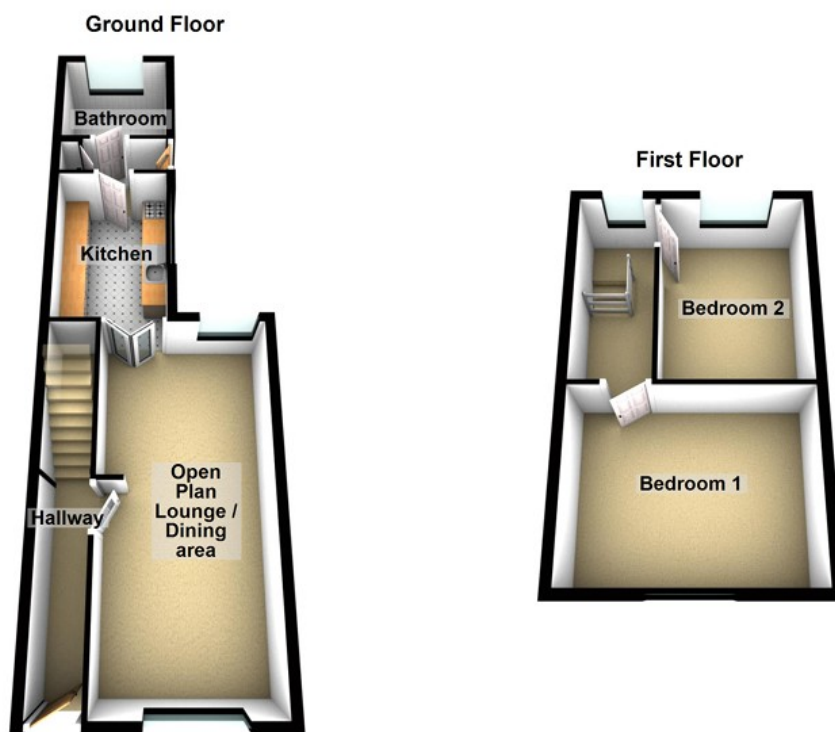
### **External**

#### **Rear Garden**

To the rear of the property you will find an enclosed rear garden with patio area and mature shrubs.



# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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