



Norfolk Street, Swansea, SA1 6JB

Asking Price: £169,950

- Extended Mid Terrace Property
- Modern Fitted Kitchen
- Popular And Convenient Residential Area
- Three Bedrooms
- Utility Room With W.C
- Ideal First Time Purchase Or Family Home



Entrance Porch

Entered via front door to small porch with ceramic tile flooring and inner glazed door to:-

Hallway

With staircase giving access to the first floor, understairs storage space, Parquay flooring, moulded coving and doors to:-

Lounge/Dining Room

A good size light and airy room with stripped pine floor boards, molded coving, ceiling rose, double glazed bay window to front aspect, further double glazed window to rear and glazed door giving access back to hallway.

Kitchen

An extremely well presented and modern fitted kitchen in sage with a good selection of matching base and wall units and drawer space with chrome handles, colour coordinated work surface space and preparation area in slate grey incorporating one and a half bowl sink unit with hot and cold mixer taps over, built in fan assisted oven with air fryer, 4 ring induction hob and extractor canopy over, marble sills, medium oak effect laminate flooring, plumbing for dish washer, space for fridge freezer, double glazed window to side aspect and glazed door to:-

Rear Lobby

With ceramic tile flooring, door giving access to side and rear and opening to:-

Utility Room

With ceramic tile flooring, plumbing for both automatic washing machine and tumble drier, part tiled walls, low level W.C, heated towel rail, part tiled walls and double glazed windows to side and rear aspect. This room still has plumbing for a walk in shower and could easily be put back to a shower room..

First Floor Split Landing**Bathroom**

A three piece suit in white comprising L shaped panel bath with chrome twin head shower over with glazed side screen, wash hand basin, low level W.C, attic hatch, built in airing cupboard space, wall mounted Glow Worm boiler (supplying domestic hot water and gas central heating), part Respatex walls and double glazed frosted window to side aspect.

Bedroom Three

With double glazed tilt and turn window to side aspect.

Full Landing

With attic hatch and doors to:-

Master Bedroom

With moulded coving and double glazed window to front aspect.

Bedroom Two

With stripped pine floor boards and double glazed tilt and turn window to rear aspect.

External

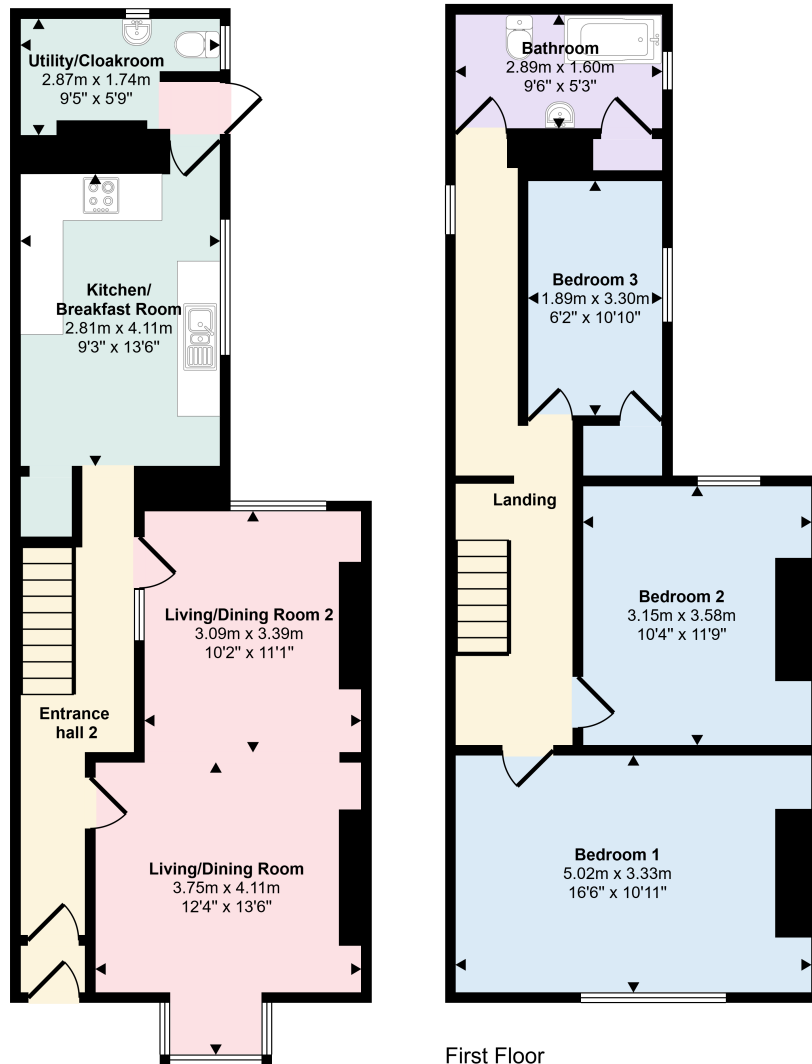
To the rear of the property is a tiered, enclosed and low maintenance garden with sitting area.

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
109 sq m / 1170 sq ft



First Floor
Approx 55 sq m / 589 sq ft

Ground Floor
Approx 54 sq m / 581 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.

