



57 Siloh Road, Landore, Swansea, SA1 2PE

Asking Price: £139,950

- An Extended End Of Terrace investment opportunity
- Popular And Conveniently Situated
- No Forward Chain
- Two self Contained Apartments
- On Street Parking
- Rear Garden To Ground Floor Apartment



Ground Floor One Bedroom Apartment**Entrance Hallway**

Entered via double glazed front door giving access to communal hallway and door to:-

Lounge

5.093m x 3.548m (16' 9" x 11' 8")

With fitted electric fire with wooden mantle, double glazed window to front aspect, inner hallway with door to:-

Kitchen

4.760m x 2.736m (15' 7" x 9' 0")

A modern fitted kitchen with a good selection of matching base and wall units with colour coordinated roll top work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, built in electric cooker, 4 ring gas hob, space for fridge/freezer, wall mounted boiler (supplying domestic hot water and gas central heating, plumbing for automatic washing machine, part tiled walls, double glazed window to the side and door to:-

Bedroom One

3.545m x 3.406m (11' 8" x 11' 2")

With built in cupboard space and double glazed window to the rear.

Rear Lobby

with built in cupboard space, double glazed window to the rear, and doors to:-

Bathroom

2.139m x 2.224m (7' 0" x 7' 4")

A two piece suite comprising panel bath, wash hand basin and double glazed frosted window to the rear.

Separate W.C

With low level W.C and double glazed frosted window to the rear.

Second Floor Apartment

Accessed off communal hallway, staircase then giving access to the first floor landing with doors to:-

Lounge

3.532m x 3.207m (11' 7" x 10' 6")

With laminate flooring, electric fire within wooden mantle and double glazed window to front aspect.

Kitchen

Fitted with a range of matching base and wall units, single drainer sink unit with hot and cold mixer taps over, built in electric cooker, 4 ring gas hob, wall mounted boiler (supplying domestic hot water and gas central heating), extractor fan and spot lighting

Bedroom One

3.631m x 3.442m (11' 11" x 11' 4")

With double glazed window to the rear.

Bedroom Two

4.498m x 2.281m (14' 9" x 7' 6")

With attic hatch and double glazed window to the rear.

Shower Room

2.611m x 1.308m (8' 7" x 4' 3")

A 3 piece suite comprising walk in shower cubicle housing electric shower, low level W.C, wash hand basin, part tiled walls and double glazed frosted window to the rear.

External

To the front and side of the property is on street parking. The ground floor only has the use of a secure and enclosed rear garden with fenced boundaries.

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.



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