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# FRESH

Estate & Letting Agents



**36 Balaclava Street, St Thomas, Swansea, SA1 8BR**

**Asking Price: £164,950**

- Extended Mid Terrace Property
- Spacious Open Plan Lounge/dining Room
- No Forward Chain
- Three Bedrooms
- Popular And Sought After Residential Area
- Ideal First Time Purchase Or Family Home



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**Entrance**

Entered via double glazed front door to small porch, medium oak effect laminate flooring, inner door then giving access to:-

**Loung/dining Room**

7.258m x 2.968m (23' 10" x 9' 9")

A spacious light and airy room, open plan effect with staircase giving access to the first floor, understairs storage area, fitted shelves to recess with storage cupboard space under, dado rail, medium oak effect laminate flooring, double glazed windows to front and rear aspect and half glazed door to:-

**Kitchen**

4.412m x 2.633m (14' 6" x 8' 8")

A fully fitted modern kitchen with a good selection of matching base and wall units and drawer space in cream with chrome handles, solid wood work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, built in fan assisted electric cooker, 4 ring gas hob and stainless steel extractor canopy over, space for fridge/freezer, plumbing for automatic washing machine, extractor fan, part tiled walls, coving, spot lighting, double glazed window and door to the side and further door to:-

**Bathroom**

3.309m x 2.302m (10' 10" x 7' 7")

A three piece modern suite in white comprising panel bath with chrome mains shower over, low level W.C., wash hand basin, fully tiled walls, extractor fan, spot lighting and 2 double glazed frosted windows to side aspect.

**First Floor Landing**

With attic hatch, built in storage cupboard space, airing cupboard housing boiler (supplying domestic hot water and gas central heating) and doors to:-

**Bedroom One**

4.425m x 3.760m (14' 6" x 12' 4")

With textured ceiling and double glazed window to front aspect.

**Bedroom Two**

3.671m x 2.526m (12' 1" x 8' 3")

With fitted shelves to recess, textured ceiling and double glazed window to side aspect.

**Bedroom Three**

3.107m x 2.387m (10' 2" x 7' 10")

With double glazed window to rear aspect

**External**

To the rear of the property there is a low maintenance and enclosed garden with paved patio area, artificial grass and 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

