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# FRESH

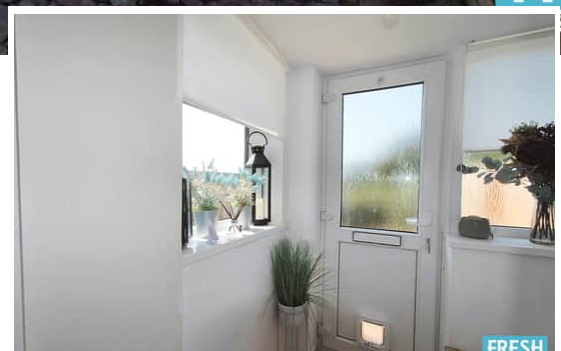
Estate & Letting Agents



**Curry Close, Dunvant, Swansea, SA2 7PL**

**Asking Price: £200,000**

- Immaculately Presented And Stylish Mid Terrace Property
- Open Plan Lounge
- Popular And Sought After Residential Area
- Rear Access With Garage
- Three Bedrooms
- Beautifully Presented Modern Kitchen
- Within A Good School Catchment Area
- A Must See Property



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**Entrance Porch**

Entered via double glazed front door with matching glazed side panel to porch with double glazed window to side aspect and glazed inner door to:-

**Open Plan Lounge**

A good size light and bright lounge, open plan effect with staircase giving access to the first floor, feature wall mounted electric fire with solid oak mantle, fitted shelves to recess, double glazed window to front aspect and door to:-

**Kitchen/Breakfast Room**

An extremely well presented and modern fitted kitchen with a good range of matching base and wall units in high gloss grey with chrome handles, colour coordinated work surface and space and preparation area incorporating sink unit with hot and cold mixer taps over, part tiled walls, ceramic tile flooring, plumbing for automatic washing machine, built in fan assisted electric oven, four ring induction hob with stainless steel extractor canopy over, inset spot lighting, space for fridge freezer and double glazed window to rear. The kitchen is open plan to breakfast room with continued ceramic tile flooring, understairs storage cupboard space, sitting area, double glazed window to rear spect and double glazed door giving access to rear garden.

**First Floor Landing**

With attic hatch and doors to:-

**Bedroom One**

With double glazed window to front giving open aspect countryside views and part sea views.

**Bedroom Two**

With double glazed window looking onto rear garden.

**Bedroom Three**

Currently used as a dressing room with a selection of fitted wardrobes and double glazed window to front aspect.

**Family Bathroom**

A three piece suite in white comprising L shaped panel bath with chrome twin head shower over with glazed side screen, vanity wash hand basin, low level W.C, fully tiled walls, inset spot lighting and double glazed frosted window to rear aspect.

**External**

The property is approached via a pedestrian footpath from curry close but also has the added advantage of rear access with parking thats leads to a single detached garage. The fromt garden is south facing with sitting area, artificial grass, feature wooden raised flower border, small storage shed and fenced boundaries. To the rear is a low maintenance, secure and level garden with artificial grass, raised wooden planter, sitting area, wall and fenced boundaries, door giving access to garage and wooden gate giving access to the rear for parking and access to single garage.

**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 adviser.



**FRESH**

We deliver on Service ...

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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	

