



58 Vivian Road, Sketty, Swansea, SA2 0UL

Asking Price: £275,000

- Fantastic Investment Opportunity Or Family Home
- Two Bathrooms
- Rear Access Parking With Single Garage
- Freehold Title
- 5 Bedrooms
- Close To all Local Shops And Amenities
- No Forward Chain



Entrance

Entered via double glazed front door giving access to hallway with dado rail, ornate moulded coving, understairs storage cupboard, staircase giving access to the first floor, wall mounted FP1 fire alarm system and doors to:-

Room One

With beech effect laminate flooring, ornate fire place with marble hearth, two built in cupboards to recess and double glazed bay window to front aspect.

Room Two

With beech effect laminate flooring and double glazed window to rear aspect.

Communal Lounge

A good size light airy room open plan to kitchen area, with medium oak effect laminate flooring, inset spot lighting, dado rail and double glazed window to side aspect.

Kitchen

An extremely well presented and fully fitted modern kitchen with a good selection of matching base and wall units in cream with wood effect roll top work surface space and preparation area incorporating twin bowl sink unit with hot and cold mixer taps over, two built in fan assisted electric cookers with 6 ring gas hob and stainless steel extractor canopy over, integral fridge, freezer and washing machine, inset spot lighting and double glazed window and door to side and rear.

First Floor Half Landing

With doors to:-

Shower Room

A three piece suite comprising double base glazed walk in shower cubicle housing mains chrome shower, wash hand basin, low level W.C., extractor fan, half tiled walls and double glazed frosted window to side aspect.

Bathroom

A two piece suite comprising panel bath, wash hand basin, extractor fan, majority tiled walls and double glazed frosted window to rear aspect.

Seperate W.C

With low level W.C, wash hand basin and extractor fan.

Full Landing

With staircase giving access to the second floor and doors to:-

Room Three

With double glazed window looking onto rear garden.

Room Four

A good size room with two double glazed window to front aspect.

Second Floor Landing

With built in cupboard space and doors to:-

Room Five

With double glazed window to rear aspect.

Room Six

With feature vaulted ceiling and double glazed window to front aspect.

External

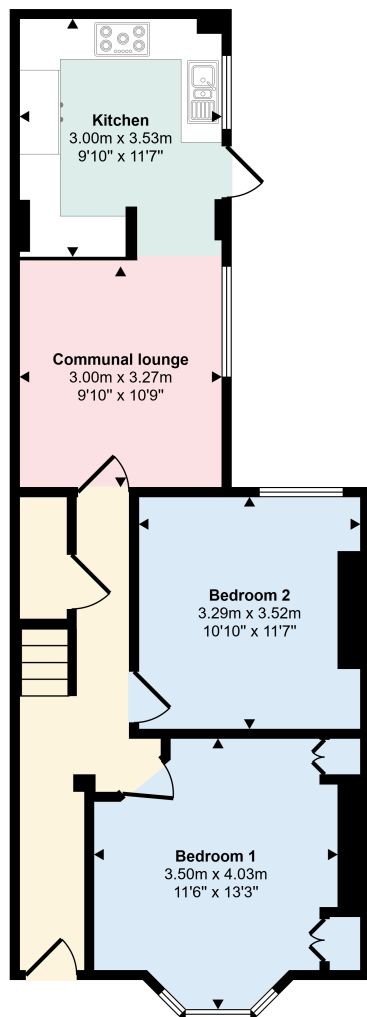
Steps lead up to the front aspect of the property. To the rear there is a tiered garden made up of two paved patio area with garden gate giving access to rear service lane to single detached garage.

Disclaimer

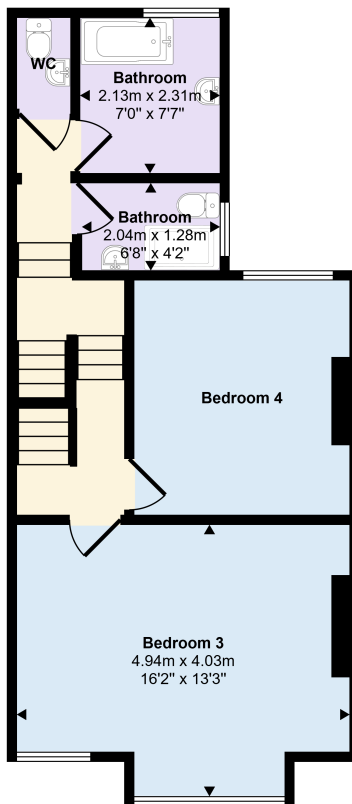
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation 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 advisers.



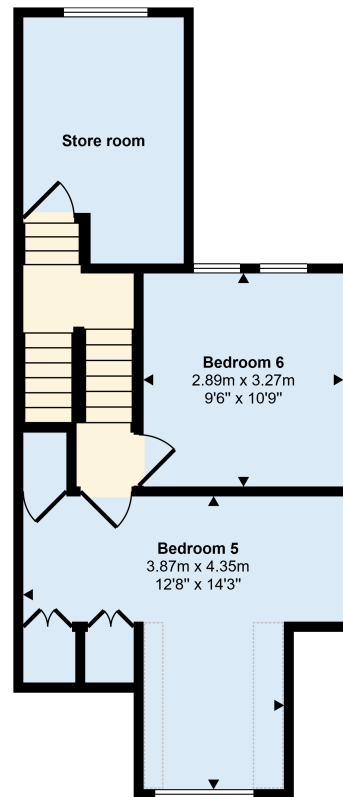
Approx Gross Internal Area
146 sq m / 1576 sq ft



Ground Floor
Approx 58 sq m / 621 sq ft



First Floor
Approx 48 sq m / 516 sq ft



Second Floor
Approx 41 sq m / 439 sq ft

Denotes head height below 1.5m

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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 47 | 73 |
| | | EU Directive 2002/91/EC | |

