



**Armine Road, Fforestfach, Swansea, SA5
8DD**

Asking Price: £198,000

- Traditional Built Semi Detached Property
- Two Reception Rooms
- Ideal First Time Purchase Or Family Home
- Permit Parking
- Three Bedrooms
- Extremely Well Presented Throughout
- Good Size Enclosed Rear Garden



Entrance Porch

Entered via double glazed front door to small porch with feature Terrazzo tile flooring, dado rail and original half glazed door to:-

Hallway

With medium oak effect laminate flooring ornate mouldings, staircase giving access to the first floor and doors to:-

Lounge

A good size light and airy room with medium oak effect laminate flooring, coving, double glazed bay window to front aspect and opening to:-

Dining Room

With continued medium oak effect laminate flooring, coving, two double glazed picture windows to side aspect, double glazed french doors opening onto rear garden and further glazed door to:-

Kitchen

A well presented and modern fitted kitchen with a good selection of matching base and wall units in high gloss grey and white with chrome handles, colour coordinated work surface space and preparation area incorporating 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, part tiled walls, ceramic tile flooring, wall mounted boiler (supplying domestic hot water and gas central heating) under stairs storage area, plumbing for automatic washing machine, original built in glazed storage unit with shelves, double glazed window to side aspect and double glazed door giving access to rear garden.

First Floor Landing

With built in storage cupboard, dado rail and doors to:-

Bedroom One

With coving and two double glazed windows to front aspect.

Bedroom Two

With double glazed window to rear aspect.

Bedroom Three

With double glazed window to rear aspect.

Shower Room

A three piece suite comprising corner base walk in glazed shower cubicle housing mains shower, vanity wash hand basin, low level W.C, fully tiled walls, heated chrome towel rail, spot lighting and double glazed frosted window to side aspect.

External

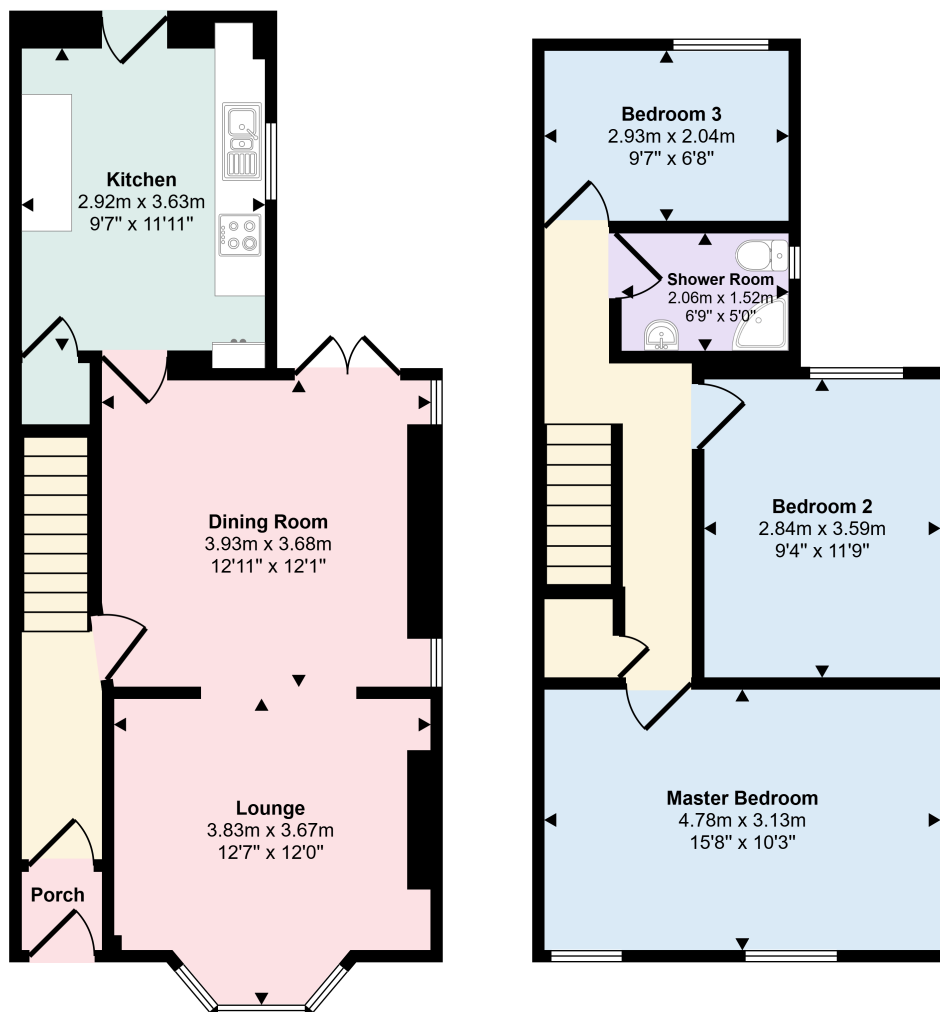
To the front of the property is a paved pathway with mature hedge grow, garden gate to the side then extends giving access to a larger than average level and enclosed garden laid mainly to lawn with a selection of mature shrubs and flower borders, wooden shed and decking with seating area.

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
92 sq m / 990 sq ft



Ground Floor

Approx 48 sq m / 512 sq ft

First Floor

Approx 44 sq m / 478 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.

