

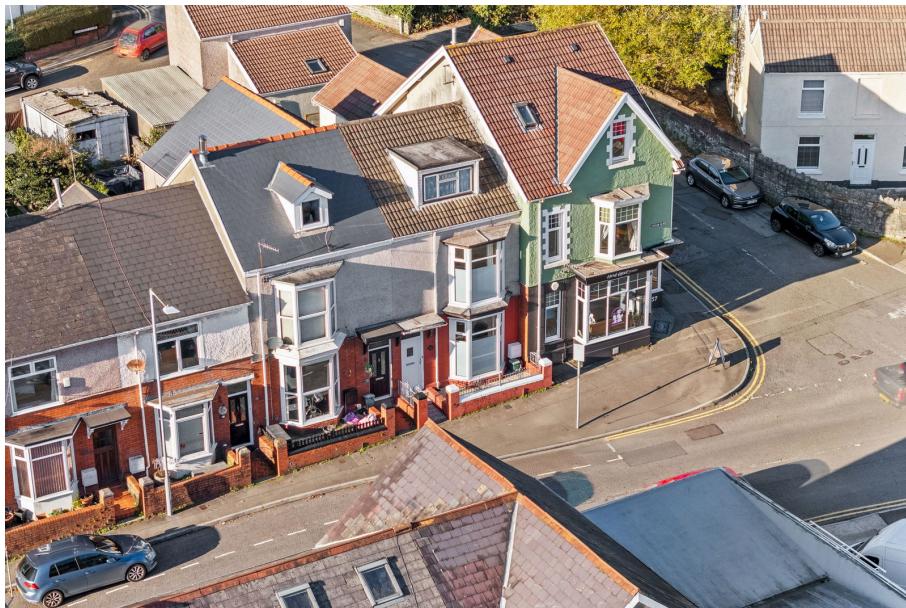


MELANIE ANDERSON
Independent Estate Agents POWERED BY **exp[®] UK**

Vivian Road, Sketty, Swansea, SA2 0UJ

Offers In Region Of £230,000

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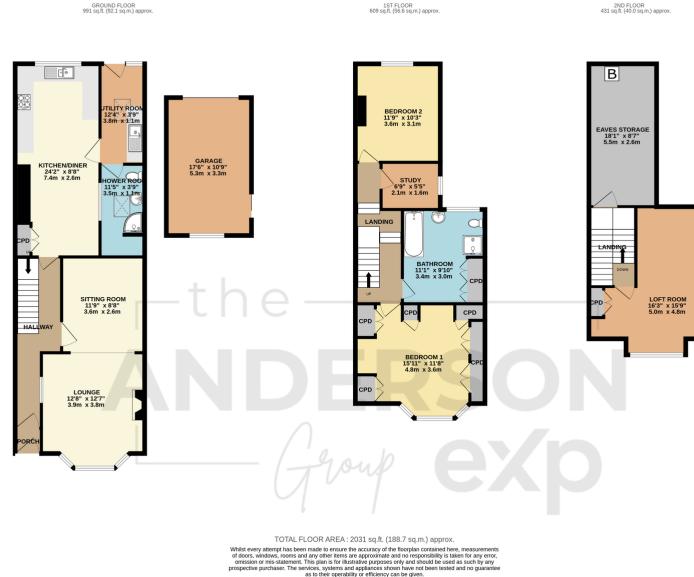
- Three Bed Terrace Property
- Family Bathroom & Shower Room
- Low Maintenance Rear Patio Garden
- Ideal for First Time Buyers or Investment
- Nearby Swansea University, Singleton Hospital & M4
- Open Plan Kitchen/Dining Room
- Utility Room & Study
- Garage with Electric Door
- Sought After Sketty Location within Excellent School Catchments
- Please Quote JH001 when Enquiring





Offered with no onward chain is this three bedroom terraced house set over three-stories located in the heart of Sketty. Accommodation briefly comprises: porch, hallway, lounge/sitting room, kitchen/diner, utility room and shower room to the ground floor. The first floor offers two double bedrooms, a study, and a generous family bathroom. The second floor provides an impressive loft room plus extensive eaves storage. Externally the property benefits from a detached garage and private rear patio. Perfect first time buyer home or investment opportunity. Freehold.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Swansea, Mumbles & Cower

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It is recommended that you check the contract you have with your current agent.