



## St. Johns Road, offers in excess of £180,000

- Close To Amenities
- Modern Throughout
- Garage
- Ideal First Time Or Investment Opportunity
- Double Bedrooms
- EPC Rating: F



 3  1  2



## About the property

An immaculately presented family home offered for sale. Situated within close proximity to local shops, public transport links, schools and Swansea City centre. The accommodation briefly comprises; entrance porch, entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor there are 3 double bedrooms and a family bathroom. To the outside there is a frontage and a fully enclosed rear garden. This ideal first time or investment opportunity further benefits; gas central heating, is recently refurbished and has a garage creating off road parking. Please call Peter Alan to arrange a viewing on 01792 641481 or book 24/7 on our website.

## Accommodation

### Ground Floor

#### Entrance Porch

door to front to enter, laminate flooring and door to;

#### Entrance Hall

laminate flooring, door to lounge, door to dining room, 2 doors to under stair storage and stair case with fitted carpet to first floor.

#### Lounge

26' 4" max x 11' 3" max ( 8.03m max x 3.43m max )  
bay window to front, window to rear and laminate flooring.

#### Dining Room

15' x 9' 9" ( 4.57m x 2.97m )  
window to side, laminate flooring and opening to;



## Kitchen

10' 5" max x 9' 9" max ( 3.17m max x 2.97m max )

window to rear, door to side, tile flooring, part tile walls, fitted with a matching range of eye and base units with work top over, integrated oven, 5 ring gas hob and hood, inset sink with mixer tap, space for fridge freezer, space for washing machine, integrated dish washer and wall mounted boiler housed here.

## First Floor

### Landing

fitted carpet, loft access, door to storage, doors to 3 bedrooms and door to bathroom.

### Bedroom 1

16' max x 9' 10" max ( 4.88m max x 3.00m max )

2 windows to front and fitted carpet.

### Bedroom 2

12' 1" max x 9' 11" max ( 3.68m max x 3.02m max )

window to rear and fitted carpet.

### Bedroom 3

10' 3" max x 9' 11" max ( 3.12m max x 3.02m max )

window to rear and fitted carpet.

### Bathroom

window to side, tile flooring, tile walls, bath tub with mixer tap and over bath shower, wash hand basin with mixer tap and w.c.

### Outside

### Front

steps up to frontage.

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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