



## Malvern Terrace, £190,000

- No Chain - Close to Swansea University
- Ideal Investment or First Time Buy
- Council Tax D
- Multiple Reception Rooms
- Stunning Views of the Bay
- EPC Rating: D



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## About the property

Viewing is highly recommended to appreciate the convenient location and potential of the property, to arrange a viewing please contact the branch on 01792 641481.

## Accommodation

### Entranc Porch

Door to front to enter, and door into:

### Entrance Hall

Stairs to first floor, leading to:

### Living Room

14' 4" Max x 13' 6" ( 4.37m Max x 4.11m )

Feature Fireplace, window to front

### Dining Room

17' 2" Max x 11' Max ( 5.23m Max x 3.35m Max )

Storage cupboard, door into kitchen, window to side

### Sitting Room

11' 2" x 10' 4" ( 3.40m x 3.15m )



Storage cupboards, window to the rear

**Kitchen**-10' 9" x 9' 4" ( 3.28m x 2.84m )

Range of base and wall units, with worktop over, inset sink with mixer tap, Space for cooker, fridge/freezer and washing machine, window to rear and door to side

**Landing** -Split level landing, attic access, leading to:

**Bedroom One**

17' 11" Max x 11' 6" Max ( 5.46m Max x 3.51m Max )

Storage cupboard, two windows to front with stunning views

**Bedroom Two**

12' Max x 11' 1" Max ( 3.66m Max x 3.38m Max )

Window to rear

**Bedroom Three**

10' 9" Max x 10' 4" Max ( 3.28m Max x 3.15m Max )

Window to rear

**Bedroom Four**

9' 3" x 7' 10" ( 2.82m x 2.39m )

Storage cupboard with boiler, window to the side

**Bathroom**

Bath with overhead shower, sink and WC, window to side

**External** -Steps to the front door with a small frontage. The rear garden is fully enclosed with rear access, tiered and opening to storage area.

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## Floorplan

## 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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