



The Grove, £230,000

- No On-Going Chain
- Newly Refurbished
- Highly Desirable Location
- Four Double Bedrooms
- council tax band E
- EPC Rating: E



 4  2  2



About the property

Available with no on-going chain is this renovated property in the highly desirable location in the Uplands. Situated close to the local shops, pubs, transport links and links to both the City Centre and Swansea University as well as Singleton hospital and local parks.

The accommodation briefly comprises; Entrance hall, lounge, cloakroom and kitchen. To the first floor there are three double bedrooms and family bathroom. There is a further bedroom with en-suite to the top floor. Externally there is a front and rear garden. This is an ideal investment opportunity or would make a beautiful family home. Please call Peter Alan Swansea to arrange a viewing or book 24/7 on our website.

Accommodation

Entrance Hall

Entry through door to front, access to under stairs storage

Cloakroom

W.c and sink

Lounge

12' 1" x 11' 1" min to bay (3.68m x 3.38m min to bay)
Bay window to front and arch into second sitting room

Sitting Room

12' max x 10' 1" max (3.66m max x 3.07m max)
Window to rear

Kitchen

14' 1" max x 10' 1" max (4.29m max x 3.07m max)
Base units with work tops over , integrated oven, hob and extractor fan, integrated fridge/freezer, space for washing machine, 1 1/2 sink with draining board and mixer tap, breakfast bar , windows to side and rear and door to rear garden



Bedroom 1

15' max x 13' 1" max (4.57m max x 3.99m max)
Window to front

En Suite

Shower, w.c, sink and towel rail

Bedroom 2

16' max x 14' 1" max into bay (4.88m max x 4.29m max
into bay)
Bay window to front

Bedroom 3

11' 1" x 10' 1" max (3.38m x 3.07m max)
Window to rear

Bedroom 4

11' 1" x 9' 1" (3.38m x 2.77m)
Window to rear

Bathroom

Bath with overhead shower, w.c , sink , frosted window and
attic hatch

Front Garden

Patio frontage, with path to front door

Rear Garden

Small courtyard garden with mature shrubbery surround

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let