



John Street, offers in excess of £300,000

- Council Tax Band D
- Walking Distance To Amenities
- Character Features
- Immaculately Presented
- No Ongoing Chain
- EPC Rating: Awaited



 2  1  2



About the property

An immaculately presented 2 double bedroom mid terraced house offered for sale with no ongoing chain. Situated in the heart of Mumbles within walking distance to local shops, restaurants, cafe's, public transport links, the sea front and Mumbles pier. The deceptive accommodation briefly comprises; entrance hall, open plan lounge/ sitting room, sun room, kitchen and utility space to the ground floor. To the first floor there are 2 double bedrooms and a 4 piece family bathroom. To the outside there is a fully enclosed rear garden. This ideal investment or residential opportunity further benefits; gas central heating, character features throughout, feature log burner, ample storage, south facing rear garden, sea views and an outbuilding with electric supply. Please call Peter Alan Swansea to arrange a viewing or request a viewing 24/7 on our website.

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies

Accommodation

Ground Floor

Entrance Hall

Lounge

10' 10" max x 9' 9" max (3.30m max x 2.97m max)

Sitting Room

14' max x 10' 1" max (4.27m max x 3.07m max)
Feature Log Burner.

Sun Room

5' 9" x 8' 4" (1.75m x 2.54m)

Kitchen

10' 7" x 7' 9" (3.23m x 2.36m)
Integrated oven, gas hob and hood.

Utility Space

8' 1" max x 3' 11" max (2.46m max x 1.19m max)



First Floor

Landing

Loft access.

Bedroom 1

13' 6" max x 10' 6" max (4.11m max x 3.20m max)

Sea views.

Bedroom 2

11' 5" max x 7' 7" max (3.48m max x 2.31m max)

Bathroom

Wall mounted boiler housed here.

Outside

Rear Garden

Outbuilding

14' 7" x 8' 2" (4.45m x 2.49m)

Electricity Supply.

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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