

# Station Road, £190,000

- council tax band C
- Semi Detached
- Three Bedrooms
- Close to Amenities
- Ideal First Home
- EPC Rating: E









## About the property

A traditional 3 bedroom located in the popular residential area of Fforestfach, Swansea. Its central location offers convenient access to Swansea City Centre, Cwmdu & Fforestfach retail parc and the M4 Motorway junction 47. The property is set over two floors and briefly compromises of, Entrance porch & hall, lounge, dining room, kitchen, utility room and bathroom on the ground floor. on the first floor there are three good sized bedrooms. Externally the property offers off road parking to the front. To the rear is an enclosed garden being mostly lawn and housing out buildings. Viewing is highly recommended to fully appreciate the accommodation on offer and central location.

## **Accommodation**

#### **Entrance Porch**

#### **Entrance Hall**

#### Lounge

14' 3" x 10' (4.34m x 3.05m)

#### **Dining Room**

11' 2" max x 12' 3" (  $3.40 m \; max \; x \; 3.73 m$  )

#### **Kitchen**

14' 6" max x 11' (4.42m max x 3.35m)

#### **Utility Room**

7' 2" x 6' (2.18m x 1.83m)

#### **Bathroom**









### Landing

### Bedroom1

17' 7" max x 10' 8" ( 5.36m max x 3.25m )

### Bedroom 2

14' 6" max x 10' 7" (  $4.42 m \; max \; x \; 3.23 m$  )

### Bedroom 3

11' 4" max x 11' 5" ( 3.45m max x 3.48m )

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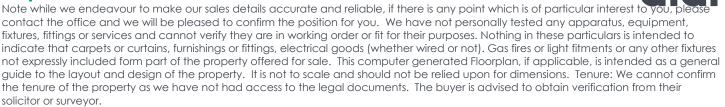


## **Floorplan**



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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