



## Pant Street, offers in the region of £80,000

- Council Tax - band B
- No Ongoing Chain
- Cash Investment Opportunity
- Close To Amenities
- EPC Rating: D



 3  1  1



## About the property

A 3 bedroom mid terraced house offered for sale with no ongoing chain and sit in tenant. Situated in Port Tenant, Swansea a sought after location for it's access to Swansea City centre, M4 corridor, local shops, public transport links, schools and Swansea University Bay campus. The accommodation briefly comprises; entrance hall, 2 reception rooms, kitchen and bathroom to the ground floor. To the first floor there are 3 double bedrooms. To the outside there is a frontage and fully enclosed rear garden. The property has a current rental income of £600 PCM with potential to improve. Please call Peter Alan Swansea to arrange a viewing or request 24/7 on our website.



## Accommodation

### Ground Floor

#### Entrance Hall

Door to enter, stairs to first floor, opening to dining room, under stair storage and door to kitchen.

#### Lounge

13' 1" max x 11' 11" max ( 3.99m max x 3.63m max )  
Bay window to front, feature fire place and opening to;

#### Dining Room

11' 1" max x 9' 8" max ( 3.38m max x 2.95m max )

#### Kitchen

14' max x 9' 11" max ( 4.27m max x 3.02m max )  
Window to side, eye and base units with work top over, inset sink with mixer tap, space for cooker, space for fridge freezer, opening to hall with door to rear and door to;

#### Bathroom

Window to side, wall mounted combination boiler housed here, bath tub with hot and cold taps, wash hand basin with hot and cold taps and w.c.

### First Floor

#### Landing

Split level, doors to 3 bedrooms and loft access.

#### Bedroom 1

15' 8" max x 11' 6" max ( 4.78m max x 3.51m max )  
2 windows to front.

#### Bedroom 2

11' 2" max x 10' 1" max ( 3.40m max x 3.07m max )  
Window to rear.

#### Bedroom 3

11' 3" max x 9' 11" max ( 3.43m max x 3.02m max )

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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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