



## 24d Beach Street, Offers in excess of £110,000

- 2 Bedrooms Plus Attic Room
- Walking Distance To Amenities
- No Ongoing Chain
- Ideal First Time Or Investment Opportunity
- Parking
- EPC Rating: C



 2  2  1



## About the property

A well presented 2 bedroom 2nd floor flat offered for sale with no ongoing chain. Situated within walking distance to Swansea City centre, local shops, public transport links and Swansea beach front. The spacious accommodation briefly comprises; entrance hall, lounge, kitchen, utility room, bathroom, 2 bedrooms. To the outside there is allocated off road parking. This ideal first time or investment opportunity further benefits; double glazing throughout, gas central heating, 4 piece bathroom suite and usable attic space with a shower area. Viewing is highly recommended to appreciate the space and convenience to amenities. Please call Peter Alan Swansea or book a viewing 24/7 on our website.

## Accommodation

### Ground Floor

steps up to 2nd floor and door to;

### Entrance Hall

door to enter, laminate flooring, doors to 2 bedrooms, door to utility room, door to bathroom and door to;

### Living Space

19' 11" max x 10' 3" max ( 6.07m max x 3.12m max )

open plan living/ kitchen area with double glazed window to front, double glazed sliding door to front to balcony seating area and laminate flooring.

### Kitchen

laminate flooring, part tile walls, fitted with matching base and eye level units and work top over with breakfast bar, inset sink with mixer tap, integrated oven, hob and hood and space for under counter fridge/ freezer.



### Bedroom 1

10' 2" x 6' 11" ( 3.10m x 2.11m )

double glazed window to rear, laminate flooring and 3 sliding doors to wardrobe space.

### Bedroom 2

11' max x 7' 6" max ( 3.35m max x 2.29m max )

double glazed window to rear, laminate flooring and 2 sliding doors to wardrobe space.

### Bathroom

double glazed window to front, vinyl flooring, tile walls and a 4 piece bathroom suite comprising; bath tub with hot and cold taps, shower cubicle, wash hand basin with hot and cold taps and w.c.

### Utility Room

7' 5" x 4' 10" max ( 2.26m x 1.47m max )

vinyl flooring, space for washing machine and ladder to attic room.

### Attic Room

26' max x 21' max ( 7.92m max x 6.40m max )

2 double glazed sky light windows to front, fitted carpet, wall mounted combination boiler housed and opening to shower area.

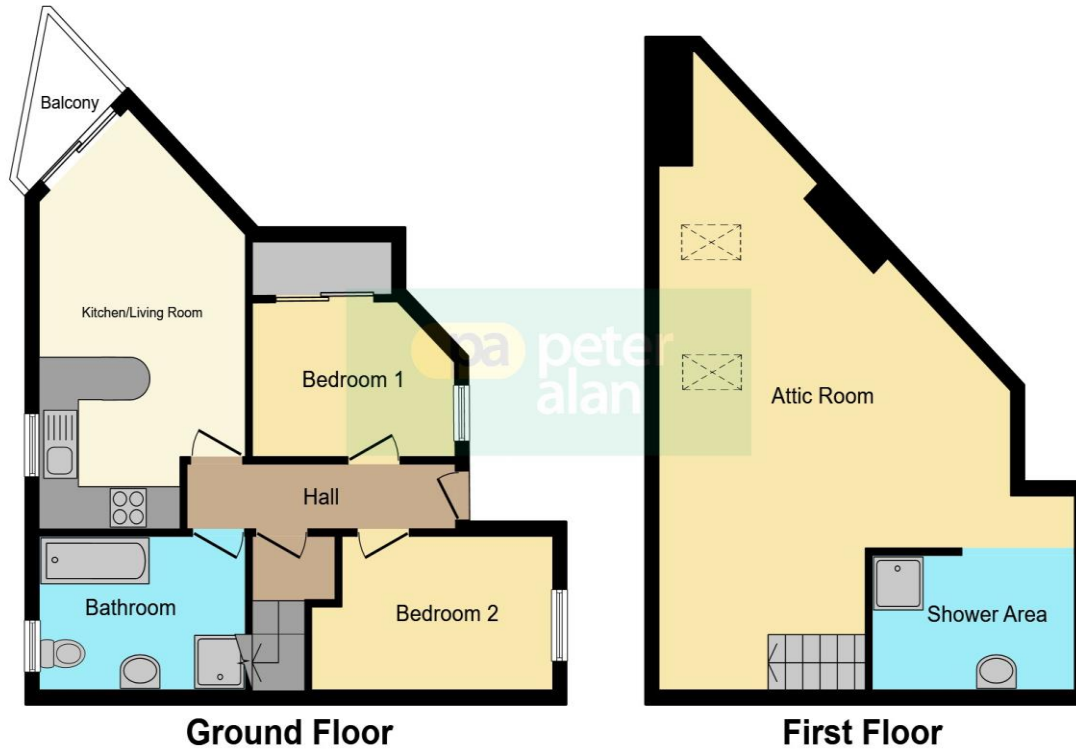
### Shower Area

tile flooring, part tile walls, shower area and wash hand basin with mixer tap.

### Outside

communal parking area with 1 allocated space and a balcony seating area to the front.

## 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.

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