

35 Malvern Terrace, Brynmill, Swansea, SA2 0BE

£190,000

PUBLIC NOTICE - 35, Malvern Terrace Brynmill, Swansea, SA2 0BE - We are in receipt of an offer of £192,500 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

A larger than average four bedroom middle terrace family home with breath-taking sea views to the front. The accommodation comprises to the ground floor; porch, hall, lounge, sitting room, dining room and kitchen. To the first floor are four bedrooms and bathroom. Externally there are steps leading to the front with a forecourt. To the rear there are steps leading to the rear garden.

The Accommodation Comprises

Ground Floor

Porch

Door to hall.

Hall

Staircase to the first floor, understairs storage cupboard, radiator.

Lounge 11'5" x 13'6" (3.48m x 4.11m)



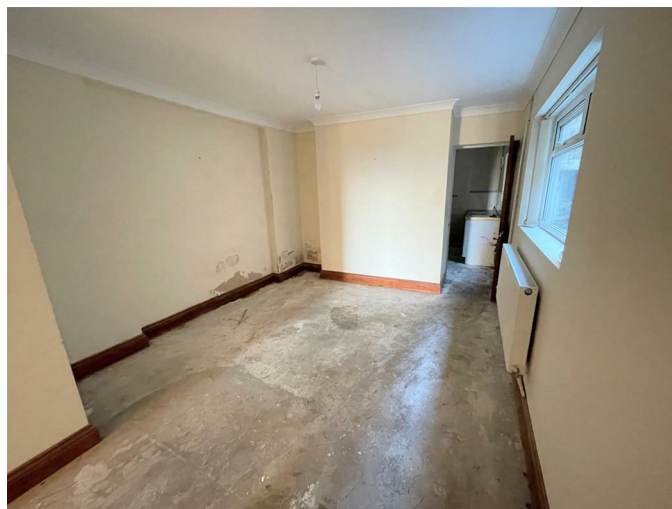
Double glazed bay window to the front, tiled fireplace, radiator.

Sitting Room 11'2" x 11'1" (3.41m x 3.38m)



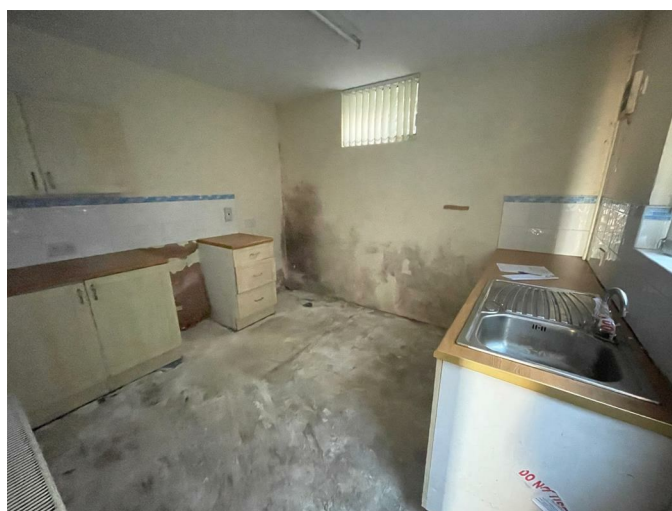
Double glazed window to the rear, radiator.

Dining Room 14'2" x 11'1" (4.31m x 3.37m)



Double glazed window to the side, radiator.

Kitchen 9'5" x 11'1" (2.87m x 3.37m)



Fitted base units, inset stainless steel sink, double glazed windows to the side and rear, half glazed uPVC door to the side.

First Floor

Landing

Bedroom 1 11'5" x 17'6" (3.48m x 5.34m)



Two double glazed windows to the front with views of Swansea Bay and Mumbles, radiator.

View from Bedroom 1



Panoramic views of Swansea Bay and Mumbles.

Bedroom 2 11'2" x 11'1" (3.41m x 3.38m)



Double glazed window to the rear, radiator.

Bedroom 3 8'6" x 7'9" (2.59m x 2.35m)



Double glazed window to the side, radiator.

Bedroom 4 9'5" x 11'1" (2.87m x 3.37m)



Double glazed window to the rear, radiator.

Bathroom



A three piece suite comprising; bath, wash hand basin and low level w/c. Frosted double glazed window to the side, radiator.

External

Front

Steps to the front, forecourt, on road parking with residents permits.

Rear



Steps leading to the rear garden.

Agents Note

Tenure - Freehold

Council Tax Band - D £1782 min

Services - Mains electric. Mains gas. Mains sewerage.

Mains water/Water Meter TBC

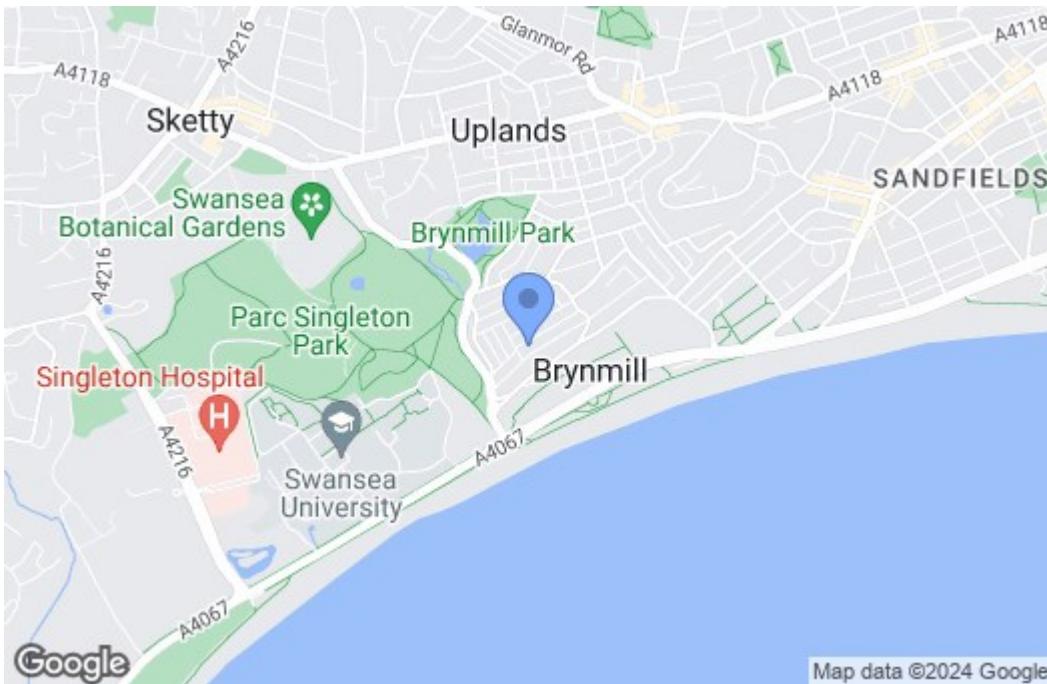
Broadband type - Ultrafast fibre.

Mobile phone coverage available with EE, O2, Vodafone & Three

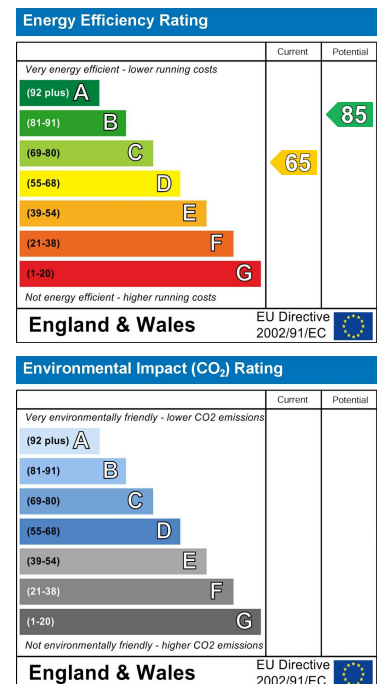
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.