

45 Hafod Street, Swansea, SA1 2HB

£85,000

Offered for sale with no chain, this three storey terraced home presents a fantastic opportunity for buyers looking to refurbish and personalise a property to their taste. The ground floor features a porch, hallway with the staircase to the lower ground floor and the first floor and a lounge/dining room. The lower ground floor hosts the kitchen, complete with access to the rear garden. The upper floor comprises two bedrooms and a bathroom. With its convenient location near the city centre, train station, Morfa Retail Park, and easy access to the M4 for commuters, this property offers unmatched convenience. Don't miss out on the chance to own a home with excellent potential.

The Accommodation Comprises

Ground Floor

Porch

Entered via door to front.

Hall



Electric heater, radiator, staircase to first floor and lower ground floor.

Lounge 11'1" x 11'11" (3.38m x 3.62m)



Double glazed window to rear, open plan to the dining area.

Dining Area 10'6" x 14'6" (3.20m x 4.41m)



Double glazed window to front, electric heater.

Lower Ground Floor

Kitchen/Breakfast Room 10'7" x 15'4" (3.23m x 4.67m)



The kitchen is fitted with a range of wall and base units, offering worktop space and a stainless steel sink unit with tiled splashbacks., plumbing for washing machine and cooker. Double glazed window to rear and door leading to the rear garden.

First Floor

Landing

Electric storage heater, access to loft.

Bedroom 1 11'1" x 12'2" (3.38m x 3.70m)



Double glazed window to rear, electric heater.

Bedroom 2 10'6" x 6'7" (3.20m x 2.00m)



Double glazed window to front, electric heater.

Bathroom



Three piece suite comprising a bath, wash hand basin and WC. Storage cupboard, frosted double glazed window to front.

External



There is an enclosed rear garden.

Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - B

Services - Mains electric. Mains sewerage. Mains Gas.

Mains water/Water Meter.

Mobile coverage - EE Vodafone Three O2

Broadband- Basic 11 Mbps Superfast 299 Mbps

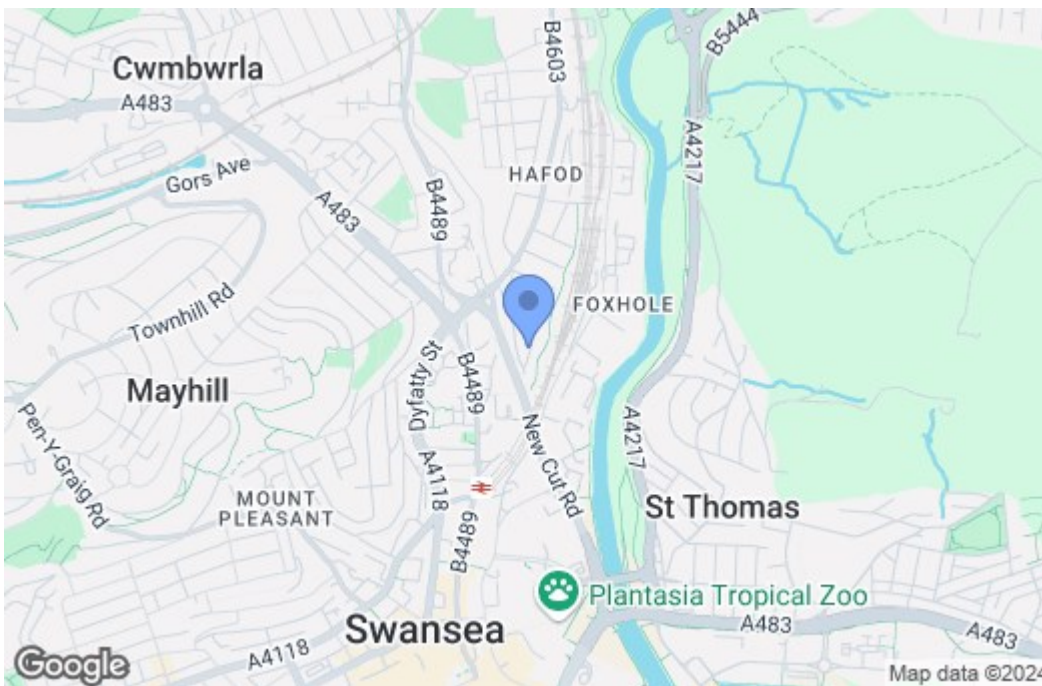
Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

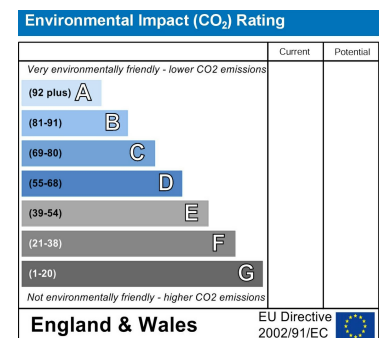
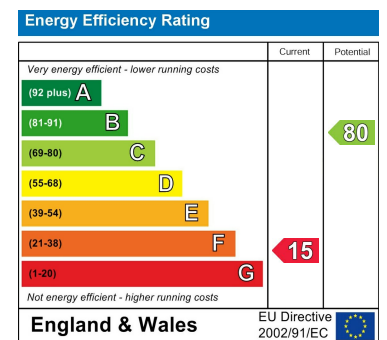
Floor Plan



Area Map



Energy Efficiency Graph



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