



54 Pentre Treharne Road, Landore, Swansea, SA1 2PN

Offers Over £125,000

Offered for sale with No Chain, this three bedroom terrace property is located in the popular area of Landore. Close to local schools, parks, shops and amenities, it also enjoys excellent transport links to Swansea City Centre, Morfa Retail Park and the M4. The ground floor includes a porch, hall, living room, dining room, kitchen and WC. Upstairs, there are three bedrooms and a wet room. Externally, the property features a front courtyard with steps leading to the entrance and a rear courtyard with steps up to a small lawn area.

The Accommodation Comprises

Ground Floor

Porch

Entered via front door, vinyl flooring.

Hall



Staircase leading to first floor, fitted carpet, radiator.

Living Room 11'8" x 13'3" (3.56m x 4.05m)



The room features a double-glazed bay window at the front, allowing plenty of natural light, fitted carpet and a radiator.

Dining Room 11'3" x 11'7" (3.44m x 3.52m)



Double glazed window to rear, fitted carpet, radiator, cupboard housing the boiler.

Kitchen 11'2" x 9'8" (3.40m x 2.95m)



The kitchen is equipped with a matching range of wall and base units, offering ample storage. It features a stainless steel sink, plumbing for a washing machine and space for a fridge/freezer and cooker. A double-glazed window to the side, vinyl flooring, under the plinth heating.

WC



Two piece suite comprising, wash hand basin and WC.

First Floor

Landing

Storage cupboard, fitted carpet.

Bedroom 1 10'3" x 17'5" (3.13m x 5.31m)



Two double glazed windows to front, fitted carpet, radiator.

Bedroom 2 12'8" x 11'7" (3.87m x 3.52m)



Double glazed window to rear, fitted carpet, radiator.

Bedroom 3 6'0" x 9'7" (1.83m x 2.92m)



Double glazed window to side, fitted carpet, radiator.

Wet Room



Three piece suite comprising shower area, wash hand basin and WC. Frosted double glazed window to side, vinyl flooring, radiator.

External



To the front of the property there are steps leading to the front door with courtyard area.

Rear Garden



To the rear of the property you will find a courtyard with steps leading to a small lawn area.

Another Aspect Of The Rear Garden



Aerial Views



Agents Notes

Freehold

Council Band- B

Services - Mains electric. Mains sewerage. Mains Gas.
Mains water/Water Meter.

Mobile coverage - EE Vodafone Three O2

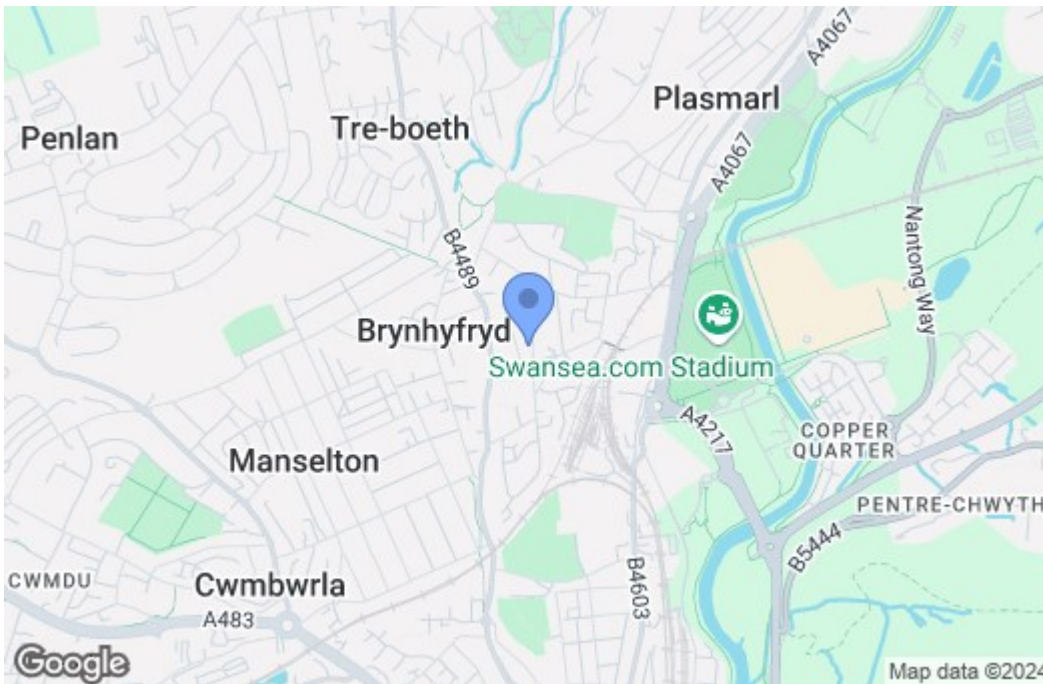
Broadband - Basic 19 Mbps Superfast 74 Mbps Ultrafast
1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

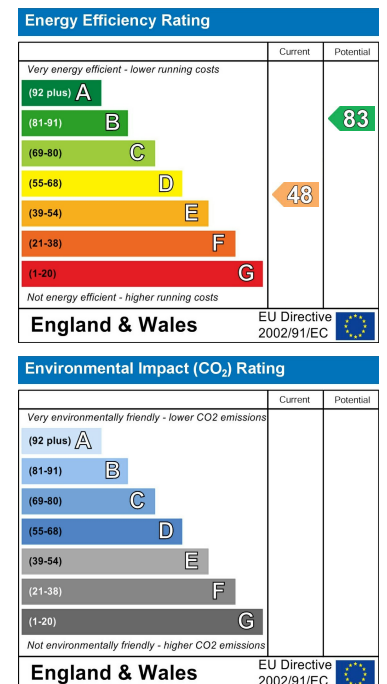
Floor Plan



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.