



43 Western Street, Sandfields, Swansea, SA1 3JX

£215,000

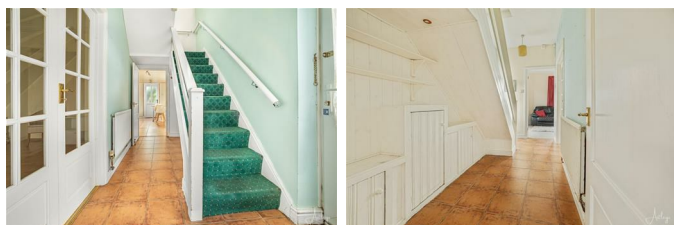
In the heart of Sandfields, Swansea, this three bedroom end terrace house presents an excellent opportunity for both families and investors alike. Offered for sale with no chain, this property boasts a well thought out layout that maximises space. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, seamlessly flowing into a dining room, perfect for entertaining guests or enjoying family meals. The kitchen/breakfast room is well-equipped, while a convenient shower room on the ground floor adds to the property's functionality. The first floor features three bedrooms, with one benefiting from an en-suite bathroom, ensuring privacy and convenience. Additionally, the landing provides access to a versatile attic room, which the current vendor has utilised as an extra bedroom, offering further flexibility to suit your needs. Outside, the property boasts a charming rear courtyard adorned with mature shrubs, creating a tranquil outdoor space for relaxation. A door leads to the garage, providing secure parking for one vehicle and additional storage options.

Location is key, and this home is ideally situated within walking distance to Swansea City Centre and the beautiful Swansea Beach, allowing for easy access to a variety of shops, restaurants and leisure activities.

The Accommodation Comprises

Ground Floor

Hall



Entrance door to side, radiator, tiled flooring, staircase to first floor.

Lounge 10'4" x 17'0" (3.15m x 5.17m)



Two double glazed windows to front, radiator, open plan to the dining area.

Dining Area 12'8" x 11'0" (3.87m x 3.36m)



Laminate flooring, radiator, double door to the hallway

Kitchen/Breakfast Room 14'1" x 9'3" (4.30m x 2.83m)



Fitted with a range of wall and base units with worktop space over, sink unit with tiled splashbacks, built-in dishwasher, space for fridge/freezer and cooker, radiator, tiled flooring, wall mounted boiler in cupboard, frosted double glazed window to side, double glazed door to rear taking you out to the garden.

Inner Hallway



Skylight, tiled flooring, plumbing for washing machine space for, door to the shower room.

Shower Room



Three piece suite comprising a shower, wash hand basin and WC. Tiled walls, heated towel rail, frosted double glazed window to rear

First Floor

Landing

Double glazed window to side, radiator, staircase to the attic room.

Bedroom 1 10'7" x 15'7" (3.23m x 4.76m)



Two double glazed windows to front and side, built-in wardrobes, radiator.

Bedroom 2 11'9" x 11'2" (3.57m x 3.41m)



Double glazed window to rear, radiator.

Bedroom 3 10'4" x 9'5" (3.16m x 2.87m)



Double glazed window to side, radiator, door to bathroom.

En-suite Bathroom



Fitted with three piece suite comprising bath, wash hand basin and WC. Tiled splashbacks, heated towel rail, laminate flooring, double glazed windows to both sides.

Attic Room



This space is used as a bedroom by the owner and has a double glazed window to side, radiator.

External



Rear garden enclosed paved with mature shrubs and a door leading into the garage.

Garage



Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - C

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

Mobile coverage EE Vodafone Three O2

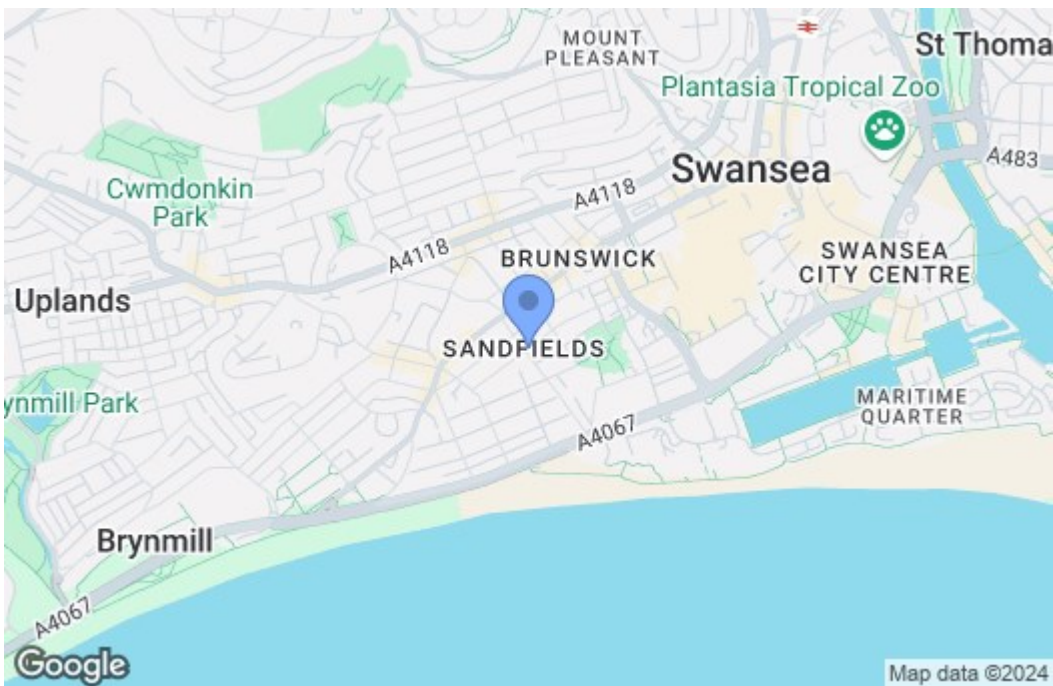
Broadband - Basic 9 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

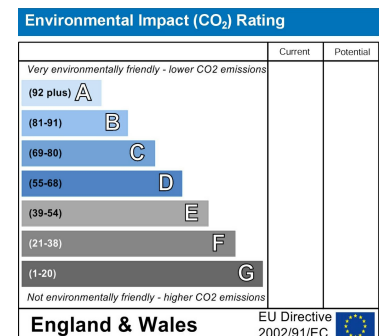
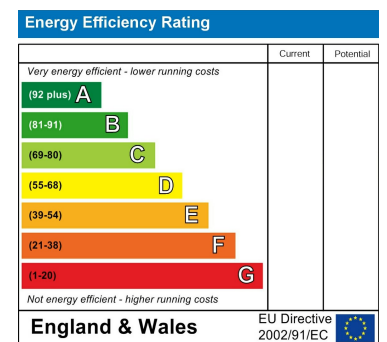
Floor Plan



Area Map



Energy Efficiency Graph



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