



## 140 Rodney Street, Sandfields, Swansea, SA1 3UE

**Offers Over £150,000**

An excellent opportunity for both first time buyers or investors. Offered for sale with no chain, this property is ideally located just a stone's throw from the beachfront. Upon entering, you are welcomed by an entrance porch that leads into the hallway, generous lounge/dining room, which provides ample space for relaxation and entertaining, kitchen and a convenient shower room completes the ground floor layout. Venture upstairs to discover two comfortable bedrooms. The property's layout is practical and inviting, making it an ideal choice for those looking to establish their first home or for investors seeking a promising buy to let opportunity. Situated in the vibrant Sandfields area, this home is within walking distance to Swansea City Centre, the bus station and a variety of local amenities. Whether you are drawn to the allure of the nearby beach or the convenience of urban living, this property truly embodies the best of both worlds.

## The Accommodation Comprises

### Ground Floor

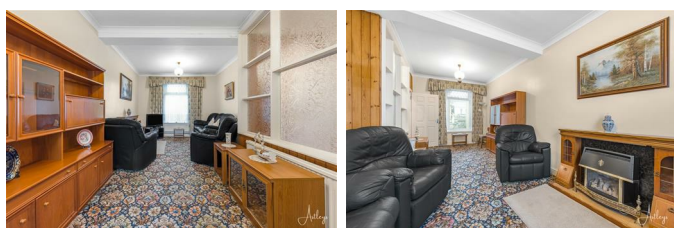
#### Porch

Entered via door to front, door leading into the hallway.

#### Hall

Storage cupboard, staircase to first floor, radiator.

#### Lounge/Dining Room 22'3" x 11'1" (6.79m x 3.37m)



Double glazed windows to front and rear, two radiators.

#### Kitchen 11'0" x 8'7" (3.35m x 2.62m)



Fitted with a range of wall and base units with worktop space over, stainless steel sink, tiled splashbacks, plumbing for washing machine, built-in dishwasher, space for fridge/freezer and cooker with gas points, radiator, double glazed window to side, double glazed door to side leading to the garden.

#### Inner Hallway

Tiled walls, folding door to the shower room.

### Shower Room



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

### First Floor

#### Landing

Double glazed window to rear, access to loft.

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



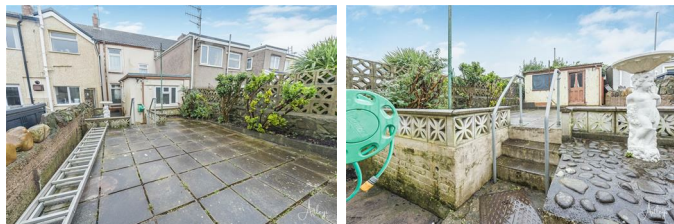
Double glazed window to front, built-in wardrobes, radiator.

#### Bedroom 2 11'4" x 10'4" (3.46m x 3.16m)



Double glazed window to rear, radiator.

## External



The rear garden has a paved patio area with a garden shed.

## Aerial Images



## Agents Note

Tenure - Freehold

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

Council Tax Band - B

Mobile coverage - EE Vodafone Three O2

Broadband - Basic - 11 Mbps Superfast 80 Mbps

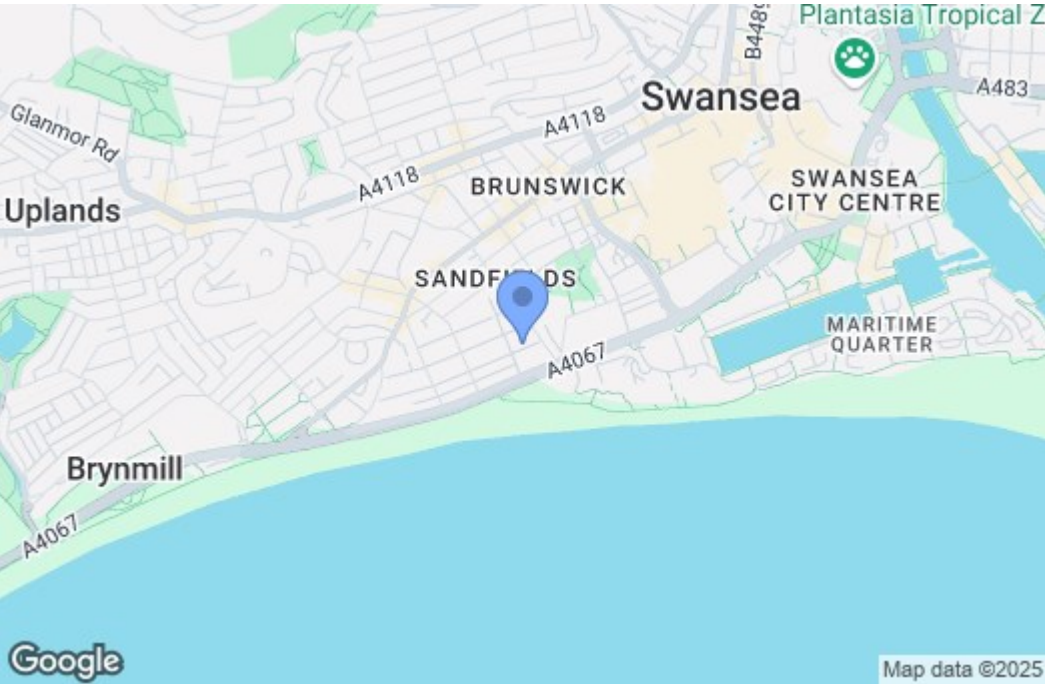
Ultrafast 1000 Mbps

Satellite / Fibre TV Availability -BT Sky

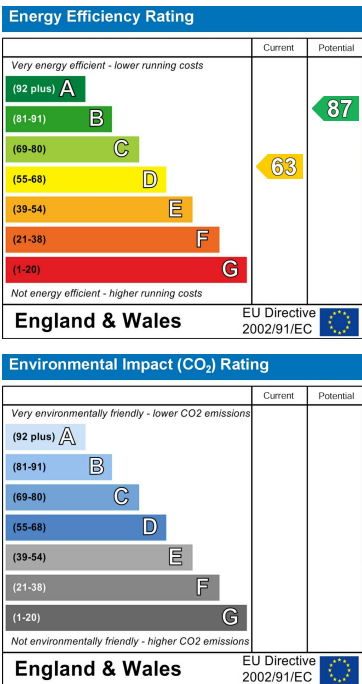
Floor Plan



Area Map



Energy Efficiency Graph



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