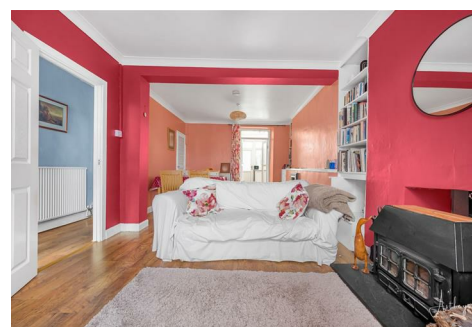




8 Station Road, Fforestfach, Swansea, SA5 5BH

£125,000

We are pleased to present this two bedroom terraced house located on Station Road in the desirable area of Fforestfach, Swansea. This property is ideally situated with a variety of shops including Tesco. As well as local amenities, schools and parks all within easy reach. Additionally, it is just a short drive from the city centre and the Fforestfach retail park, making it a convenient choice for both work and leisure. To the ground floor the accommodation comprises a lounge, a lean to kitchen and a bathroom. As you reach the second floor you will find two bedrooms. Externally, the property boasts an extended garden, providing a lovely outdoor space for relaxation or entertaining. There is also a detached garage and a greenhouse at the rear, offering ample storage and the potential for gardening enthusiasts to cultivate their own plants. This property is an excellent opportunity for first-time buyers eager to step onto the property ladder or for investors looking for a buy-to-let option. Given its prime location and appealing features, early viewing is highly recommended to fully appreciate all that this home has to offer.

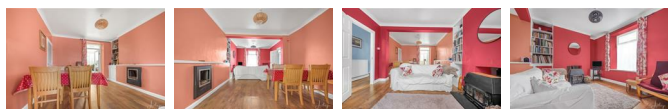
The Accommodation Comprises

Ground Floor

Hall

Entered via door to front, staircase leading to first floor, coving to ceiling, laminate flooring, radiator.

Lounge/Dining Room 21'6" x 11'10" (6.56m x 3.60m)



Double glazed window to front, wood burning stove, coal effect gas fire, coving to ceiling, laminate flooring, radiator, double door to the kitchen.

Lean to Kitchen 8'0" x 9'10" (2.45m x 3.00m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer, dishwasher and washing machine. Two double glazed windows to rear, tiled flooring, radiator, door leading to garden.

Bathroom



Fitted three suite comprising bath with shower over,

wash hand basin and WC. Frosted double glazed window to rear, cupboard, tiled splashbacks, tiled flooring, radiator.

First Floor

Landing

Access to loft, coving to ceiling, fitted carpet.

Bedroom 1 10'4" x 15'6" (3.14m x 4.72m)



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

Bedroom 2 11'1" x 8'10" (3.37m x 2.68m)



Double glazed window to rear, coving to ceiling, laminate flooring, radiator.

External

To the rear of the property lies a well maintained extended garden featuring a greenhouse and a detached garage.

Rear Garden



Aerial Images



Agents note

Tenure - Freehold

Council Tax Band - C

Services - Mains electric, Mains sewerage, Mains gas,
Mains Water/Water meter.

Mobile coverage - EE, Vodafone, Three, O2

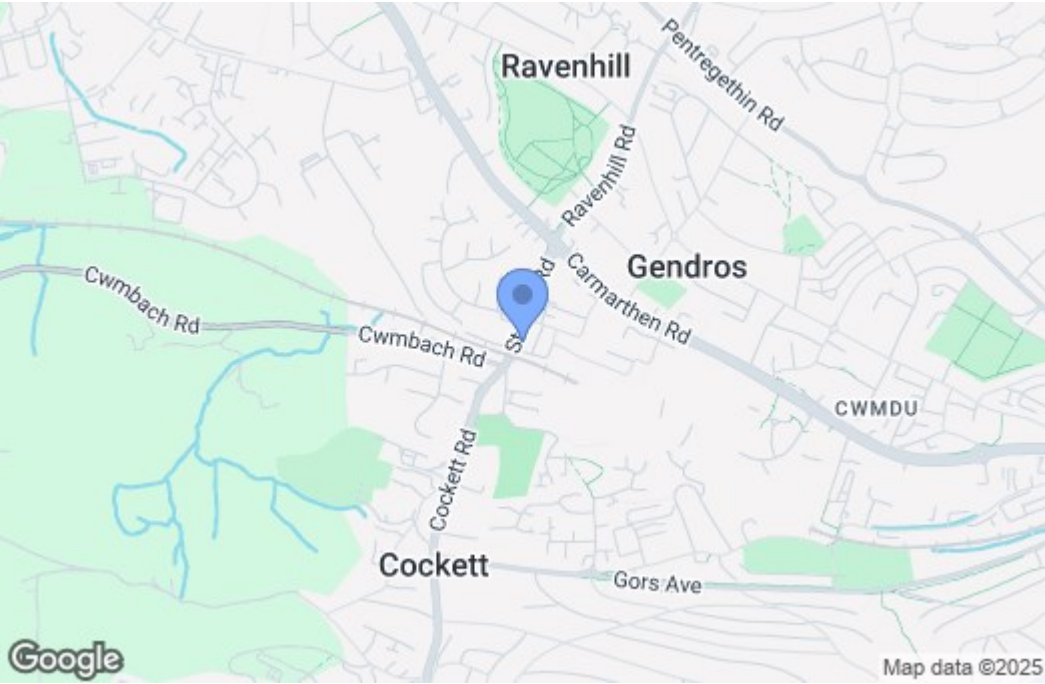
Broadband - Basic 15 Mbps, Superfast 80 Mbps,
Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

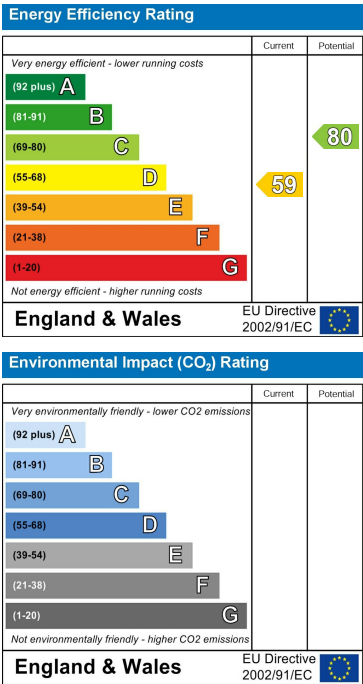
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.