



## 84 Heather Crescent, Sketty, Swansea, SA2 8HS

**£150,000**

Situated in the charming area of Sketty, Swansea, this delightful end of terrace house on Heather Crescent offers a wonderful opportunity for first time buyers or those seeking a buy to let investment. The property is conveniently located near public transport links and is within easy reach of Olchfa comprehensive school, making it an ideal choice for families. Upon entering, you are welcomed into a spacious lounge that opens up into an open plan dining area which leads into the kitchen. Upstairs, you will find two bedrooms and a shower room. This property presents a blank canvas, allowing new owners the exciting opportunity to put their own personal touch on the space. With its prime location and potential, this end terrace house is not to be missed. Whether you are looking to make your first step onto the property ladder or seeking a new investment, this home in Sketty is sure to impress.



## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

Entered via door to front, staircase leading to first floor, double glazed window to side, laminate flooring, radiator.

#### Lounge 10'8" x 17'2" (3.26m x 5.22m)



Double glazed window to front, gas fireplace, cupboard, coving to ceiling, dado rail, laminate flooring.

#### Dining Area 6'11" x 6'10" (2.12m x 2.08m)



Double glazed sliding door to garden, coving to ceiling, dado rail, laminate flooring.

#### Kitchen 6'7" x 13'3" (2.01m x 4.04m)



Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, built-in fridge and freezer with space for dishwasher and washing machine. Double glazed window to rear, cupboard containing wall mounted boiler, vinyl flooring.

### First Floor

#### Landing

#### Bedroom 1 8'10" x 17'3" (2.70m x 5.26m)



Two double glazed windows to front, built in mirror fronted sliding wardrobe, laminate flooring.

### Bedroom 2 8'8" x 12'4" (2.63m x 3.77m)



Double glazed window to rear, built in mirror fitted sliding wardrobe, coving to ceiling, laminate flooring, radiator.

### Shower Room



Fitted three piece suite comprising a shower, wash hand basin and WC. Double glazed window to rear, vinyl flooring, radiator.

### Front Garden



### Rear Garden



A shared courtyard with a stone pathway leads to the side of the house, where a gate provides access to the rear. The tiered garden features two decking areas and a useful outbuilding.

### External

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### Aerial Images



### Agents note

Tenure - Freehold

Council Tax Band - C

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

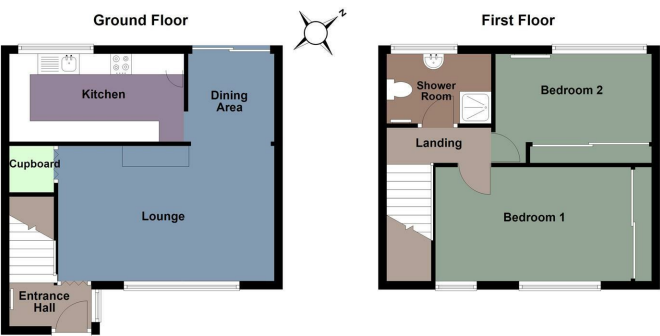
Mobile coverage - EE, Vodafone, Three, O2

Broadband - Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

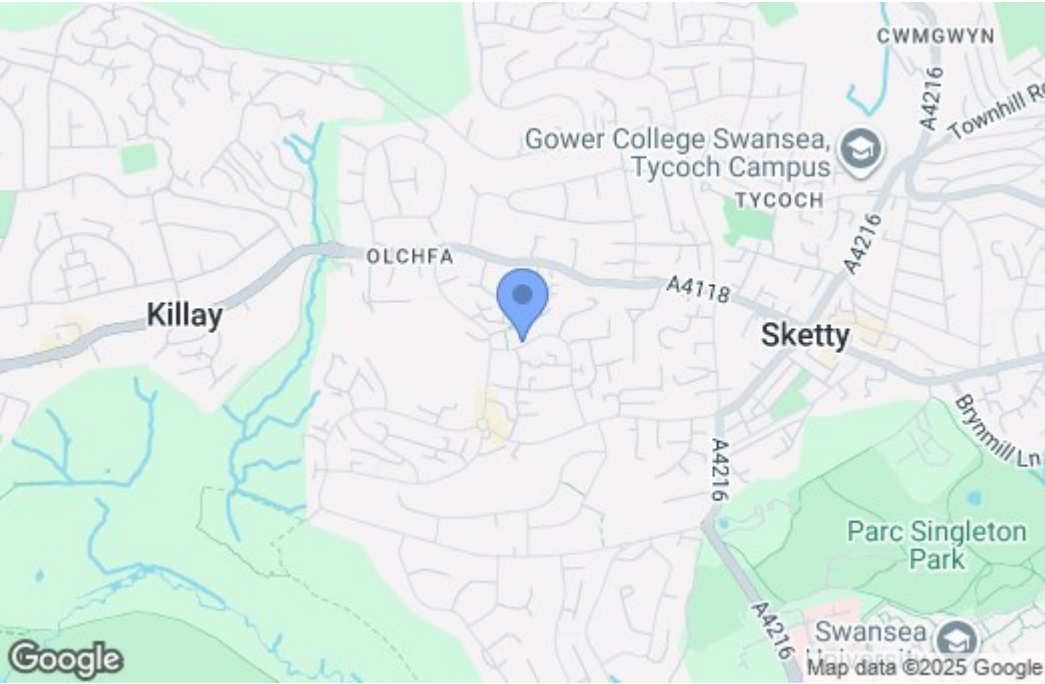
Satellite / Fibre TV Availability - BT, Sky, Virgin



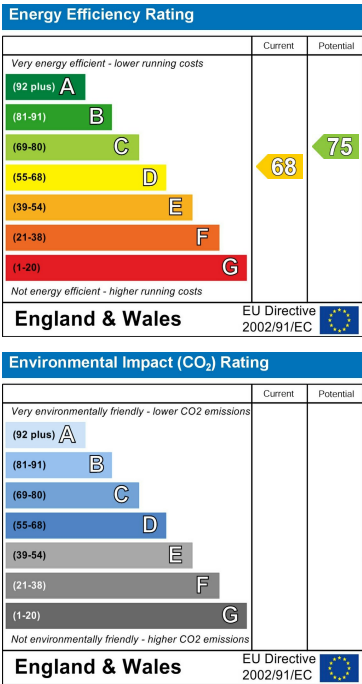
Floor Plan



Area Map



Energy Efficiency Graph



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