



## 70 Vincent Street, Swansea, SA1 3TY

**£189,000**

Situated in the desirable Sandfields area, this charming end terrace house on Vincent Street offers a wonderful opportunity for first-time buyers. Spanning an impressive 1,130 square feet, the property is just a short walk from the lovely Swansea Beach and in close quarters to St Helens Primary School. Additionally, there has been insulation added into the external walls and is conveniently positioned near Singleton Park and the vibrant city centre, ensuring that a variety of local amenities, including shops, bars, restaurants, and public transport links, are easily accessible.

Upon entering the property, you are welcomed by an entrance hall that leads into a spacious lounge, seamlessly open to the dining room, creating a perfect space for entertaining family and friends. The kitchen/breakfast room is well-appointed, providing a functional area for casual dining. As you ascend to the first floor, you will find three bedrooms and a bathroom. The rear garden is a delightful feature of this home, providing a lovely outdoor space that includes a patio area, perfect for al fresco dining or enjoying a morning coffee. The gravelled section offers a low-maintenance option, allowing you to spend more time enjoying your surroundings rather than tending to the garden. This property is not only a fantastic home but also a wonderful investment in a thriving community. With its prime location and well-designed living spaces, this end terrace house on Vincent Street is sure to appeal to those seeking a blend of comfort and convenience.



## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

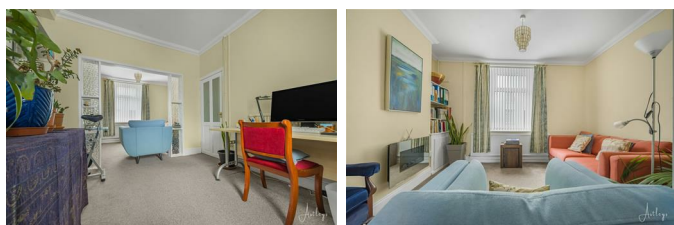
Entered via door to front, fitted carpet.

#### Hall



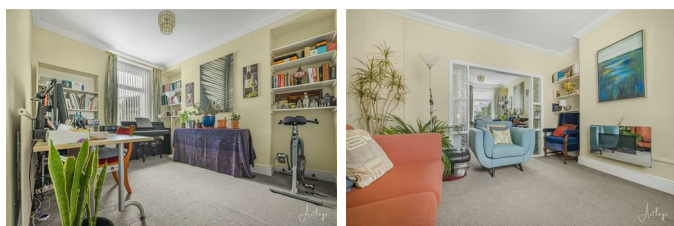
Staircase leading to first floor, fitted carpet, radiator.

#### Lounge 10'0" x 13'1" (3.04m x 3.99m)



Double glazed window to front, coving to ceiling, fitted carpet, radiator, open plan to the dining room.

#### Dining Room 11'8" x 10'8" (3.55m x 3.26m)



Double glazed window to rear, coving to ceiling, fitted carpet, radiator.

#### Kitchen 16'8" x 8'6" (5.09m x 2.60m)



Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer, washing machine, tumble dryer and cooker. Double glazed window to rear and side, door leading to rear garden.

### First Floor

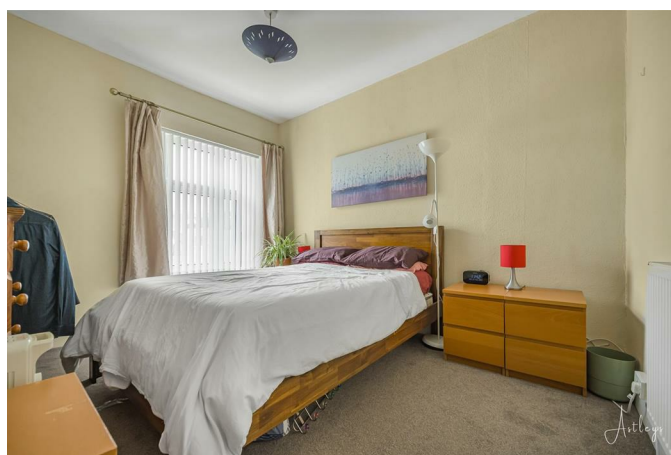
#### Landing

#### Bedroom 1 9'11" x 15'4" (3.03m x 4.68m)



Double glazed window to front, fitted carpet, radiator.

#### Bedroom 2 12'0" x 9'8" (3.67m x 2.94m)



Double glazed window to rear, fitted carpet, radiator.

### Bedroom 3 8'5" x 8'6" (2.57m x 2.60m)



Double glazed window to rear, cupboard containing wall mounted boiler, fitted carpet, radiator.

### Hall

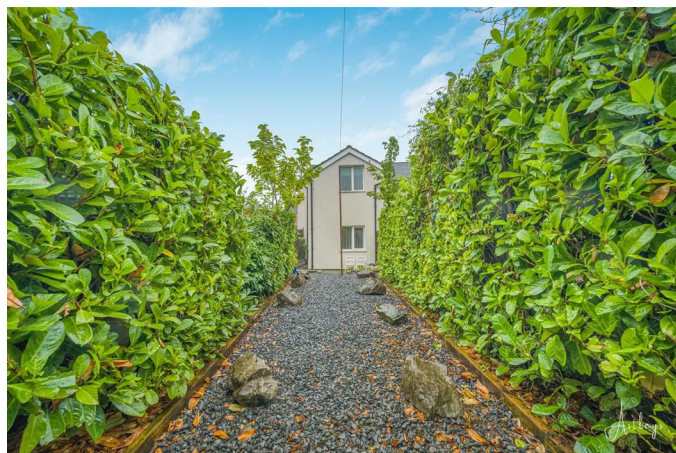
Access to loft, fitted carpet.

### Bathroom



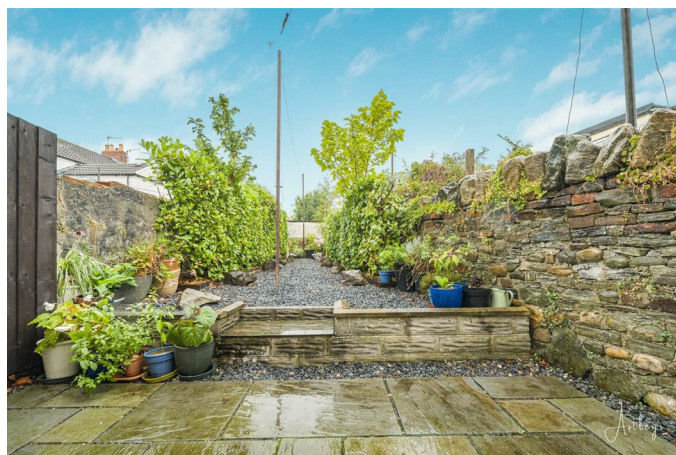
Fitted three piece suite comprising a bath with shower over, wash hand basin and WC. Frosted double glazed window to side, tiled walls, radiator.

### External



To the rear, a tiled patio area leads to steps that open onto a long gravelled section area, offering a low-maintenance outdoor space ideal for seating or container planting.

### Rear Garden



### Aerial Images

### Agents Note

The property benefits from upgrade of external insulation which was done approximately 6 years ago

Tenure - Freehold

Council Tax Band - C

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

Mobile coverage - EE, Vodafone, Three, O2

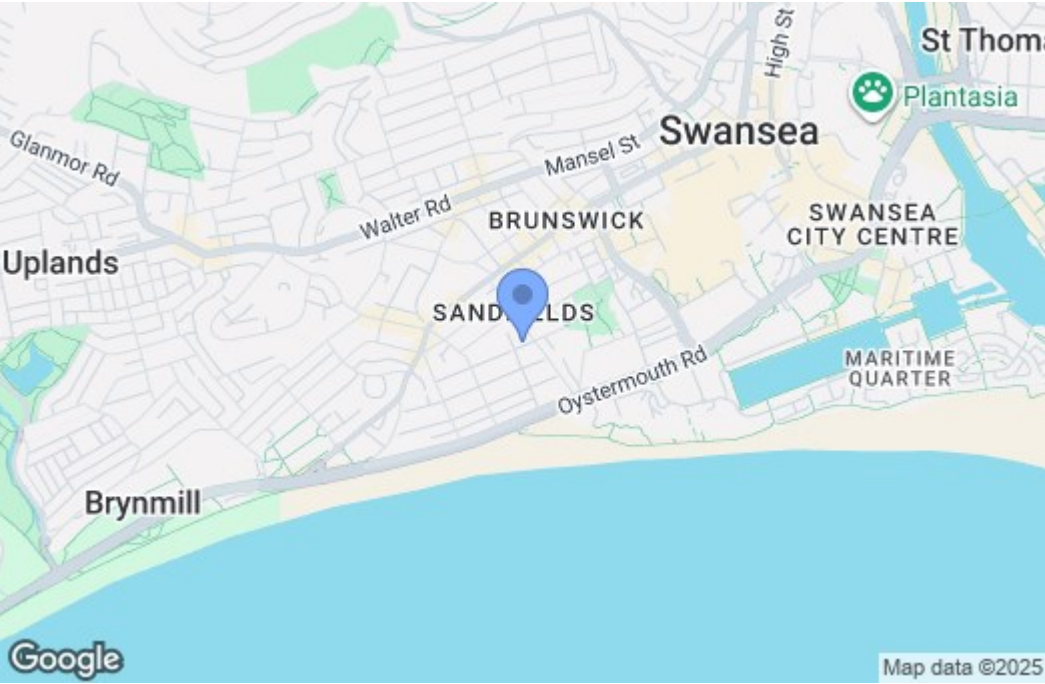
Broadband - Basic 16 Mbps, Superfast 80 Mbps,  
Ultrafast 1800 Mbps  
Satellite / Fibre TV Availability - BT, Sky, Virgin



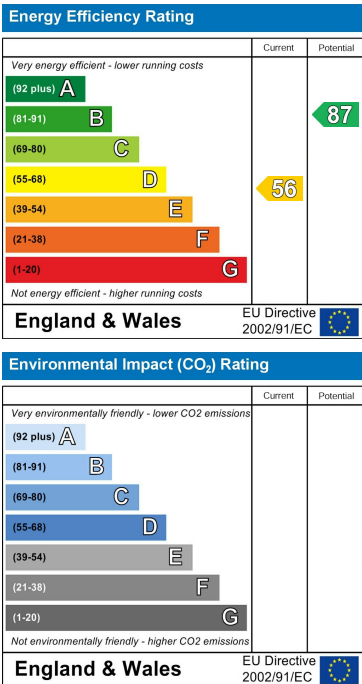
Floor Plan



Area Map



Energy Efficiency Graph



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