



19 Ruston Road, Port Tennant, Swansea, SA1 8DE

Offers Over £170,000

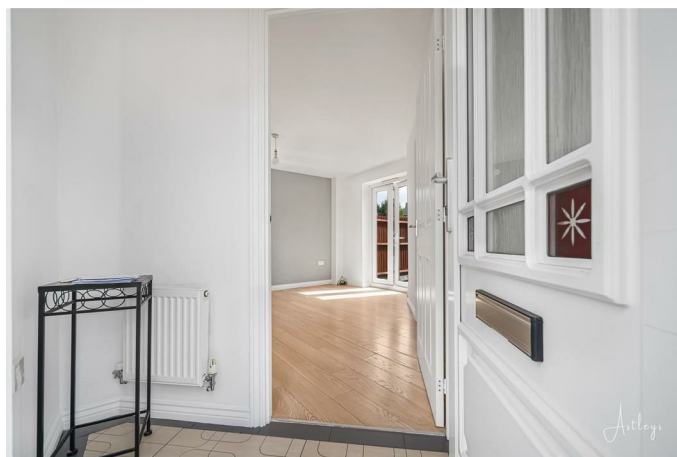
This well-presented two bedroom semi detached house offers an excellent opportunity for first time buyers. With no onward chain, the property is ready for a smooth and speedy move, allowing you to settle in and start enjoying your new home without delay. The ground floor features an entrance hall leading into a bright lounge, with double doors opening directly onto the rear garden, perfect for a seamless indoor-outdoor living experience. An inner hallway provides access to a convenient cloakroom and the kitchen/breakfast room is complete with French doors to the garden, creating an ideal space for everyday meals or relaxed entertaining. Upstairs, the property offers two bedrooms and a family bathroom. Externally, the front of the property features a forecourt with a wrought iron fence, a lawned area, and a gravelled section for easy maintenance. A side driveway offers off road parking for two cars and leads to a secure gate providing access to the rear garden. The rear outdoor space is designed with low maintenance in mind, featuring a mix of paving and gravel, along with a garden shed for added storage.

Located within easy reach of Swansea's vibrant city centre, the home enjoys close proximity to a wide range of amenities including bars, restaurants, and excellent public transport links. Singleton Hospital, Swansea University, the scenic SA1 Marina, and the beachfront are also nearby. For commuters, quick access to the M4 motorway further enhances the appeal of this conveniently located property.

The Accommodation Comprises

Ground Floor

Entrance Hall



Entered via door to front, tiled flooring, radiator.

Lounge 12'1" x 14'2" (3.68m x 4.31m)



The lounge features a double glazed window to the front, allowing plenty of natural light to fill the space. It is finished with laminate flooring and includes a radiator. Double doors open out to the rear garden, creating a bright and airy connection between indoor and outdoor living.

Inner Hallway



Staircase leading to first floor, storage cupboard, laminate flooring, radiator.

WC



Fitted two piece suite comprising a wash hand basin and WC. Tiled splashback, tiled flooring, radiator, frosted double glazed window to rear.

Kitchen/Breakfast Room 12'8" x 7'6" (3.85m x 2.28m)



Fitted with a matching range of wall and base units topped with worktop space and a 1½ bowl stainless steel sink and tiled splashbacks. Appliances include a built-in electric oven and four-ring gas hob with extractor fan and space for a washing machine. The room features tiled flooring, a radiator, double glazed window to the front and a double glazed door to the rear providing direct access to the garden.

First Floor

Landing

Double glazed window to front, storage cupboard, radiator.

Bedroom 1 11'3" x 9'3" (3.44m x 2.81m)



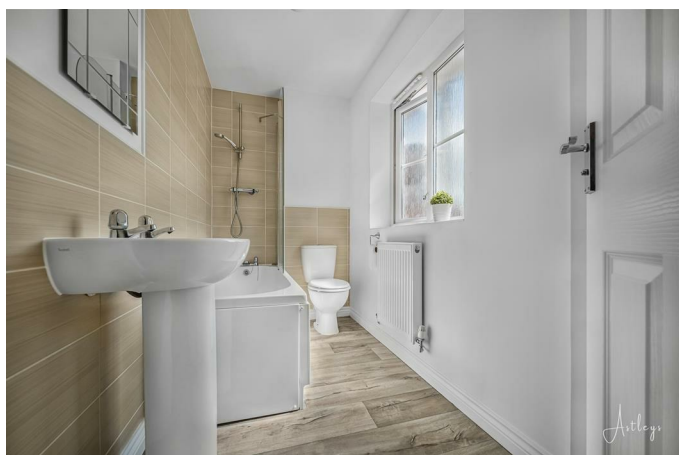
Double glazed window to front, radiator.

Bedroom 2 12'10" x 7'9" (3.90m x 2.35m)



Double glazed window to front, radiator.

Bathroom



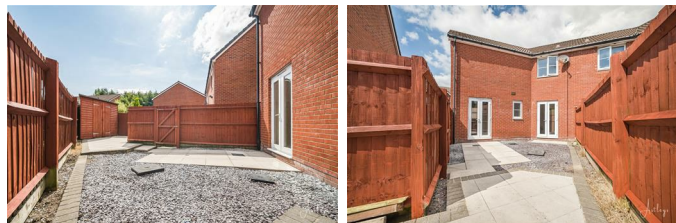
Fitted three piece suite comprising a bath with shower over, wash hand basin and WC. Half tiled walls, radiator, frosted double glazed window to rear.

External



Externally, the property is complemented by a front forecourt, adorned with a wrought iron fence, lawned area and a gravelled section. The side driveway offers parking for two cars as well as convenient access, leading to a secure gate that opens into the rear garden. This outdoor space is designed for low maintenance, featuring a paved and gravelled area, along with a garden shed for additional storage.

Rear Garden



Aerial Images



Agents note

Tenure - Freehold
Council Tax Band - C

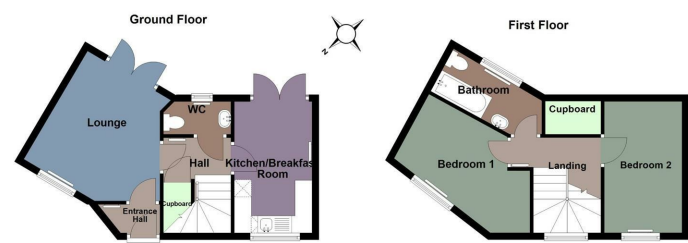
Services - Mains electric, Mains sewerage, Mains gas,
Mains water/Water meter.

Mobile coverage - EE, Vodafone, O2

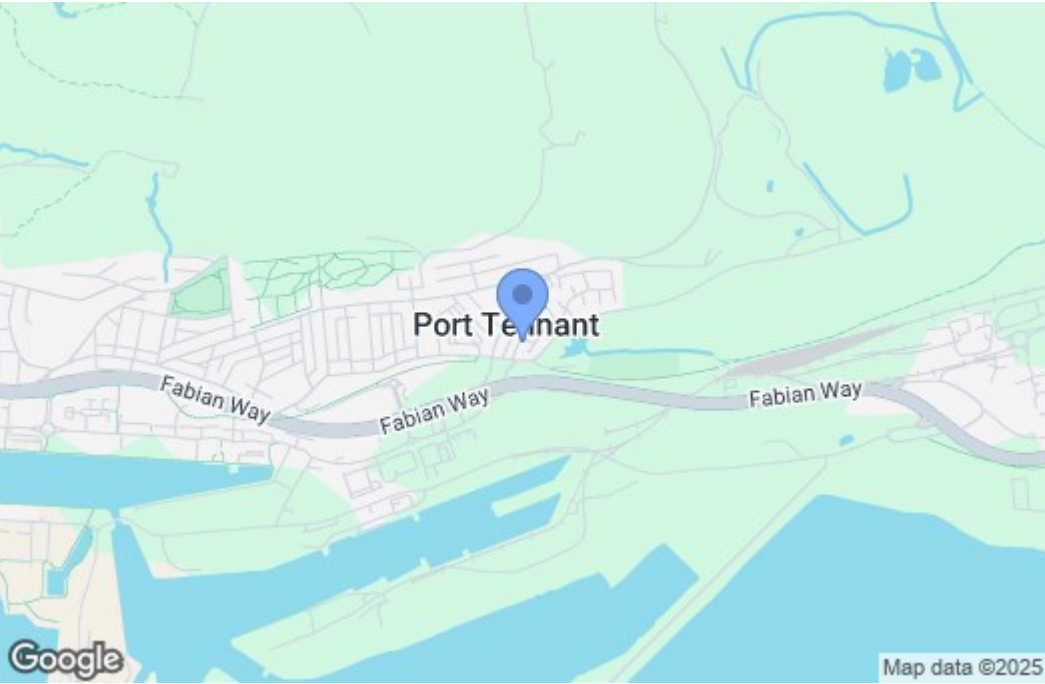
Broadband - Basic 5 Mbps, Superfast 43 Mbps, Ultrafast
10000 Mbps

Satellite / Fibre TV Availability - BT, Sky

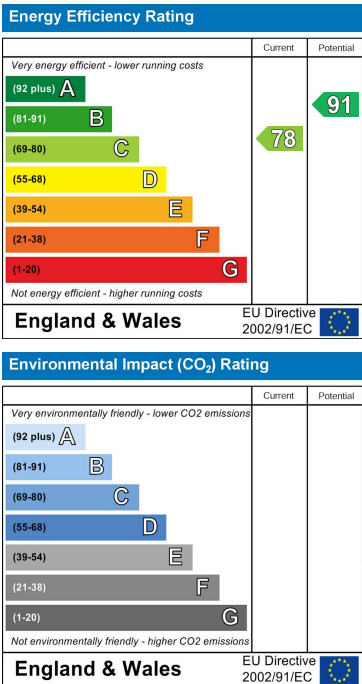
Floor Plan



Area Map



Energy Efficiency Graph



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