



## 36 Park Place, Brynmill, Swansea, SA2 0DH

**£230,000**

Conveniently located this charming terraced home sits within walking distance of Brynmill and Singleton Parks, Swansea Bay, Singleton Hospital, Swansea University and the vibrant Uplands district. With leafy parks, coastal walks, independent cafés, popular restaurants, local schools and everyday amenities all close at hand. Offered for sale, the property provides inviting and well-arranged accommodation. The ground floor features an entrance hall, an open-plan lounge/dining room, a modern kitchen and a utility area. On the first floor, there are two bedrooms and a generous bathroom fitted with a four piece suite, while the attic room offers useful additional space for storage or hobbies.

Externally, the home benefits from an enclosed rear garden with rear access.

Combining a prime location with flexible living areas and excellent lifestyle amenities, this home is perfectly suited to professionals, first-time buyers and those seeking a well-connected base close to Swansea's most popular parks, coastline and city attractions.

## The Accommodation Comprises

### Ground Floor

#### Hall

Entered via front door, staircase leading to first floor, tiled flooring, radiator.

#### Dining Room 11'10" x 11'2" (3.60m x 3.41m)



Window to rear, laminated flooring, open plan to the lounge.



#### Lounge 11'10" x 11'2" (3.61m x 3.41m)



Featuring a double glazed window to the front, a central fireplace, fitted carpet and a radiator.



**Kitchen 9'3" x 8'1" (2.82m x 2.46m)**



Fitted with a matching range of wall and base units, the kitchen includes a 1+1/2 bowl stainless steel sink, integrated dishwasher, microwave, electric oven and four-ring electric hob with extractor hood, laminate flooring, radiator and a double glazed window to the rear and a single glazed window to the side.

**Utility Area 9'3" x 6'7" (2.82m x 2.00m)**



Plumbing for washing machine, space for fridge/freezer, two windows to rear, door to rear garden, vinyl flooring.

## **First Floor**

### **Landing**

Stairs leading to attic room, fitted carpet.

**Bedroom 1 11'11" x 15'0" (3.62m x 4.56m)**



Double window to front, two built-in cupboard, wooden flooring, radiator.



## Bedroom 2 12'7" x 9'7" (3.83m x 2.93m)



Double glazed window to rear, fitted carpet, radiator.

## Bathroom



Fitted with a four piece suite comprising a bath with hand shower attachment, wash hand basin, shower cubicle and WC. Heated towel rail, Frosted double glazed window to the rear.

## Second Floor

## Attic Room



Skylight window to rear.

## External



## Rear Garden



To the rear of the property is an enclosed garden with steps leading to a patio area, along with a further level laid to lawn. The garden also benefits from rear access.

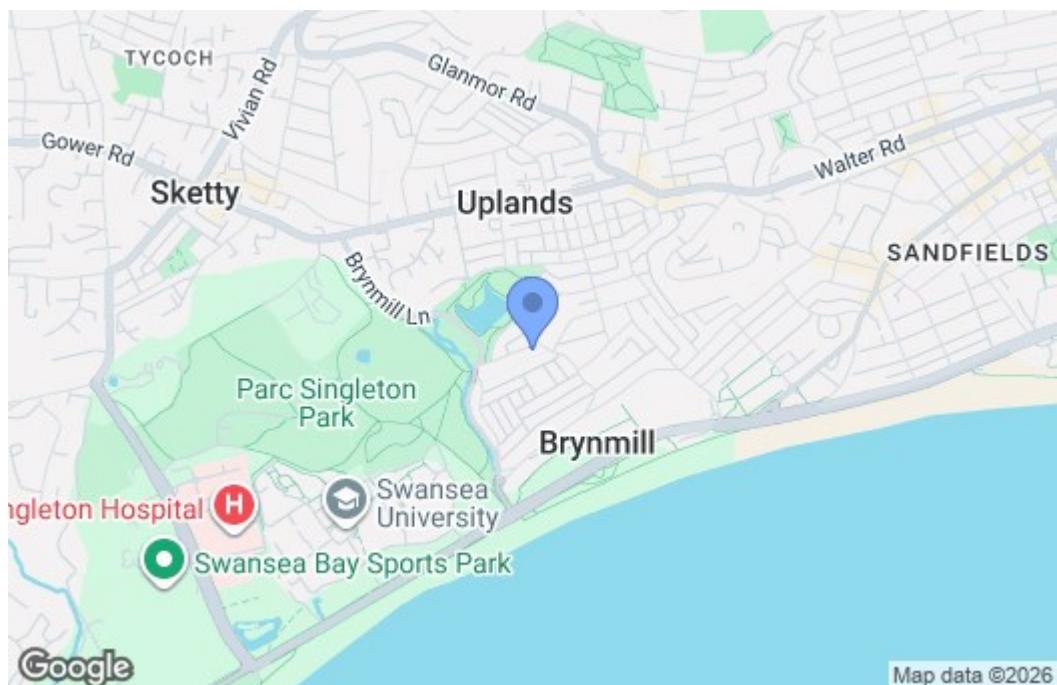
## Agent Notes

Tenure - Freehold  
Council Tax Band - D  
Services - Mains electric. Mains sewerage. Mains Gas.  
Water Meter.  
Parking - On street  
Mobile coverage -EE Vodafone Three O2  
Broadband - Basic 19 Mbps Superfast 74 Mbps Ultrafast  
1800 Mbps  
Satellite / Fibre TV Availability - BT Sky Virgin

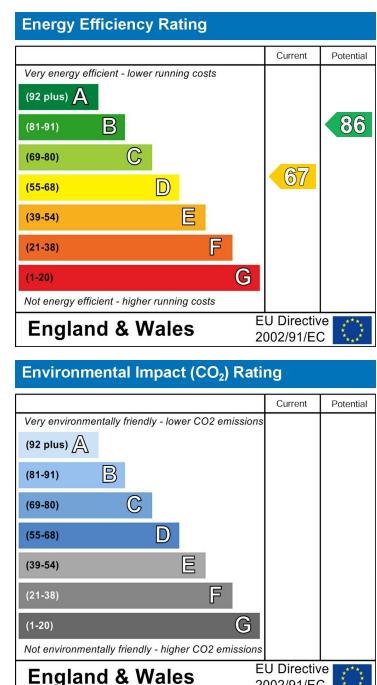
## Floor Plan



## Area Map



## Energy Efficiency Graph



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