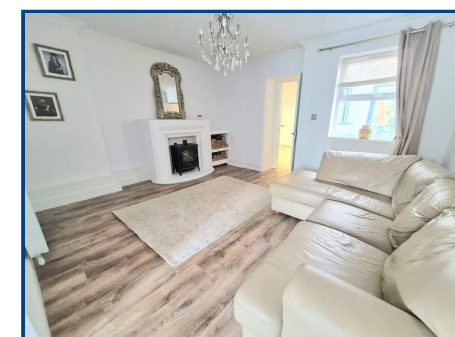
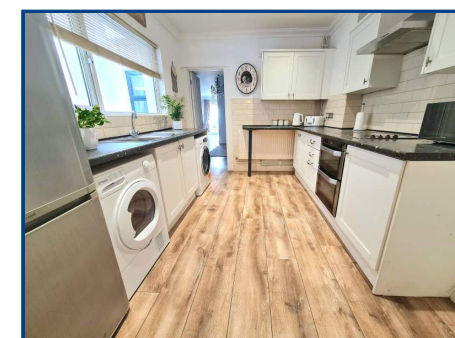
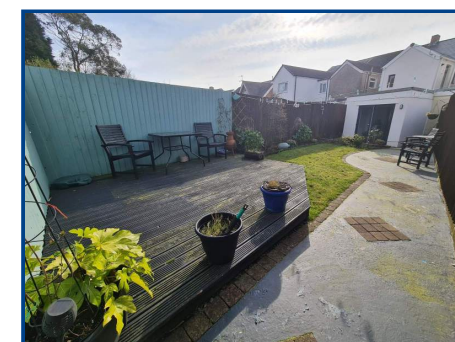
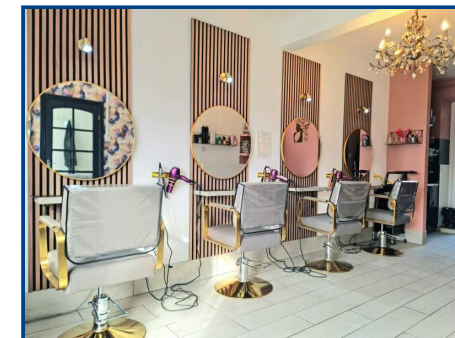


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Carmarthen Road
Fforestfach
Swansea
City And County of Swansea**

Price £164,995



- Immaculate 4-bed home and Self Contained Salon (Freehold)
- Lounge dining room * Two bathrooms
- Modern kitchen * Salon with private WC/Garden area
- Garden/seating frontage and Enclosed rear garden with outbuilding
- Ideal property to work and live from
- Scope to split into multi units
- Options to utilize upper floors as further treatment rooms
- Excellent passing traffic
- No Chain

General Description

Beautifully presented 4-bedroom home with self-contained salon in Fforestfach, Swansea. Ground floor features an entrance hall, salon with WC, modern kitchen, lounge/dining room, and shower room. First floor offers 3 bedrooms and a bathroom, with a 4th bedroom on the second floor. Recently upgraded exterior includes front seating area, enclosed rear garden, and detached outbuilding. No onward chain.

Viewing: **01792 475 332** Website: **www.ctf-uk.com** Email: **swansea@ctf-uk.com**

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Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: 01792 475 332

Email: swansea@ctf-uk.com

Web: www.ctf-uk.com

Property Description

A beautifully presented Freehold 4 -bedroom home and salon situated within Fforestfach, Swansea. Accommodation includes; entrance hall, Self contained Salon with WC and garden area, modern kitchen, lounge dining room and shower room with WC to ground floor. To the first floor are 3 bedrooms and bathroom. To the 2nd floor is bedroom 4. Externally the property has been recently upgraded and includes; garden/seating frontage, enclosed rear garden and rear access via lane to detached outbuilding. The property has options to use as a family home with business running along side, split in multi units for let or utilize the upper rooms as further treatment rooms. The property is situated close to schools, retails parks and is a short drive away from the city centre and M4 with excellent passing trade. Sold with no onward chain.

Salon (18' 8.41" x 12' 2.46" Max) or (5.70m x 3.72m Max)

Upvc double glazed windows and entrance door to front, feature wood panel walls and seating areas leading to wash area with wash hand basin. tiled flooring throughout.

W.C.

Low level WC, pedestal wash hand basin and tiled flooring.

Garden Area

Located off the main salon is a private paved seating area.

Entrance Hall

Upvc frosted double glazed door to front, tiled flooring, stairs to first floor and radiator.

Kitchen (12' 0.09" x 9' 6.96") or (3.66m x 2.92m)

Modern kitchen area which includes; Upvc double glazed window to side, range of base and wall units with worktops, tiled splash backs, stainless steel sink unit, plumbing for washing machine, electric hob and oven, space for fridge freezer, laminate flooring and radiator.

Lounge (14' 1.29" x 12' 1.67") or (4.30m x 3.70m)

Well presented living space which includes; Upvc double glazed window to rear, feature fireplace, laminate flooring and radiator.

Dining Area (13' 4.24" x 7' 5.37") or (4.07m x 2.27m)

Upvc double glazed patio doors to rear garden, laminate flooring.

Shower Room & WC (7' 3.4" x 4' 2.79") or (2.22m x 1.29m)

Upvc frosted double glazed window to rear, walk in double shower, wash hand basin low level WC, part tiled walls and flooring, extractor fan and radiator.

First Floor

Split landing with stairs to second floor.

Bedroom 1 (15' 7.79" x 10' 8.35") or (4.77m x 3.26m)

Two Upvc double glazed windows to front, fitted wardrobe, laminate flooring and radiator.

Bedroom 2 (11' 2.65" x 10' 3.23") or (3.42m x 3.13m)

Nicely presented space which is currently utilized as a beauty treatment room and includes;Upvc double glazed window to rear, feature fire place, laminate flooring, fitted cupboard and radiator.

Bathroom (5' 10.87" x 4' 9.48") or (1.80m x 1.46m)

Upvc frosted double glazed window to side, paneled bath, low level WC, pedestal wash hand basin, tiled splash backs and flooring, heated towel rail.

Bedroom 3 (9' 8.14" x 6' 11.86") or (2.95m x 2.13m)

Upvc double glazed window to rear and side, wall mounted gas combi central heating boiler, laminate flooring and radiator.

Second Floor.

Landing; storage area, fitted cupboard space.

Bedroom 4 (12' 2.06" x 7' 9.31") or (3.71m x 2.37m)

Double glazed Velux window to rear and radiator.

External

To front: Nicely presented garden/seating area which has been painted in Anthracite Grey.

To rear: enclosed family garden with paved patio area, garden area laid to lawn with raised flower bed borders, gated access to rear lane and detached outbuilding storage with roller shutter door.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

Freehold

