



8 Station Road, Fforestfach, Swansea, SA5 5BH

Offers Over £100,000

We are pleased to present this two bedroom terraced house with a garage to the rear located on Station Road in the desirable area of Fforestfach, Swansea. This property is ideally situated with a variety of shops including Tesco. As well as local amenities, schools and parks all within easy reach. Additionally, it is just a short drive from the city centre and the Fforestfach retail park, making it a convenient choice for both work and leisure. To the ground floor the accommodation comprises a lounge, a lean to kitchen and a bathroom. As you reach the second floor you will find two bedrooms. Externally, the property boasts an extended garden, providing a lovely outdoor space for relaxation or entertaining. There is also a detached garage and a greenhouse at the rear, offering ample storage and the potential for gardening enthusiasts to cultivate their own plants. This property is an excellent opportunity for investors.

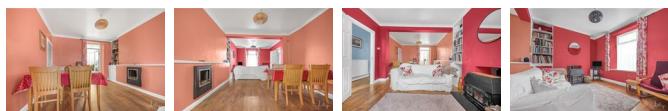
The Accommodation Comprises

Ground Floor

Hall

Entered via door to front, staircase leading to first floor, coving to ceiling, laminate flooring, radiator.

Lounge/Dining Room 21'6" x 11'10" (6.56m x 3.60m)



Double glazed window to front, wood burning stove, coal effect gas fire, coving to ceiling, laminate flooring, radiator, double door to the kitchen.

Lean to Kitchen 8'0" x 9'10" (2.45m x 3.00m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer, dishwasher and washing machine. Two double glazed windows to rear, tiled flooring, radiator, door leading to garden.

Bathroom



Fitted three suite comprising bath with shower over,

wash hand basin and WC. Frosted double glazed window to rear, cupboard, tiled splashbacks, tiled flooring, radiator.

First Floor

Landing

Access to loft, coving to ceiling, fitted carpet.

Bedroom 1 10'4" x 15'6" (3.14m x 4.72m)



Two double glazed windows to front, coving to ceiling, fitted carpet, radiator.

Bedroom 2 11'1" x 8'10" (3.37m x 2.68m)

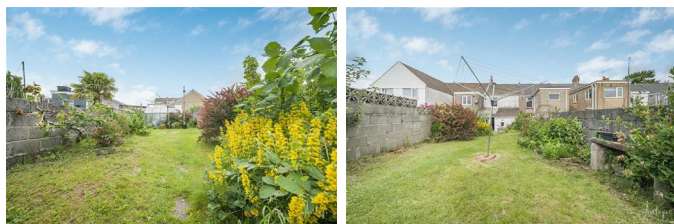


Double glazed window to rear, coving to ceiling, laminate flooring, radiator.

External

To the rear of the property lies a well maintained extended garden featuring a greenhouse and a detached garage.

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, Three, O2

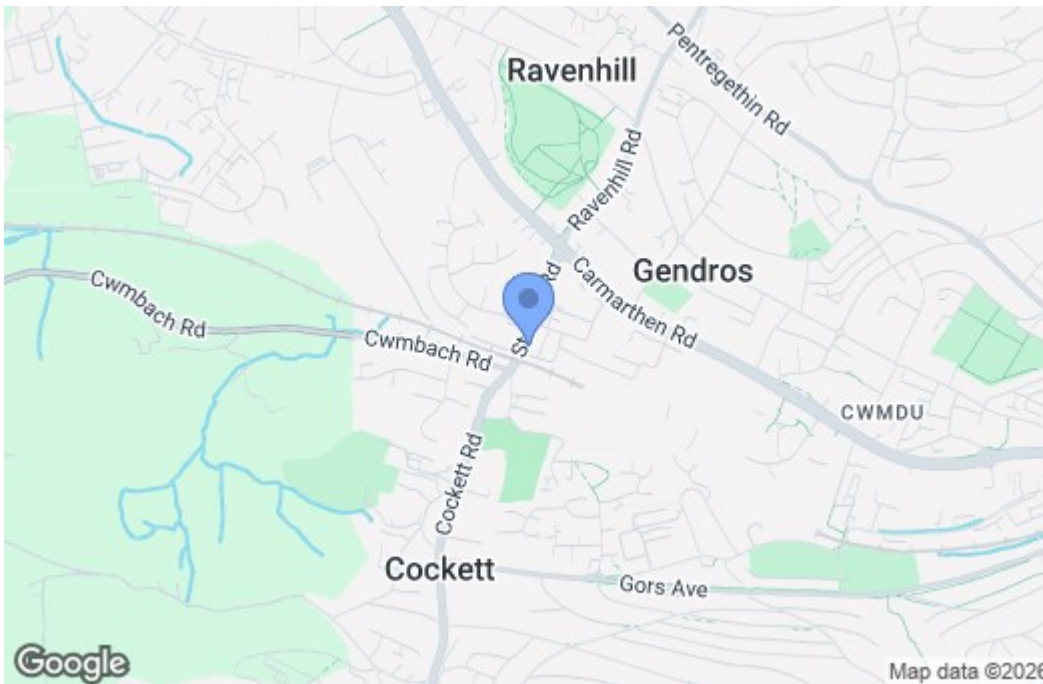
Broadband - Basic 15 Mbps, Superfast 80 Mbps,
Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

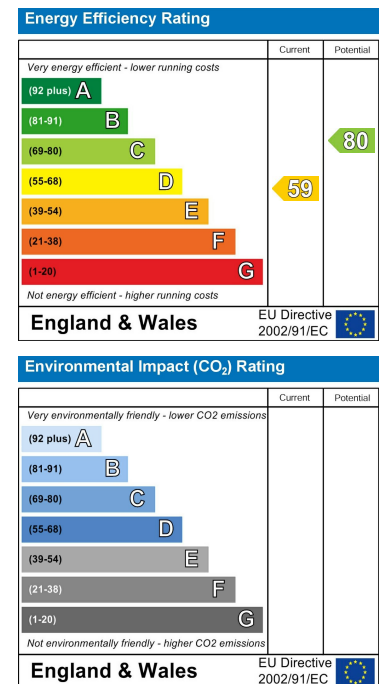
Floor Plan



Area Map



Energy Efficiency Graph



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