



1 Henrietta Street, Swansea

Offers in Region of £200,000

 **ASTLEYS**
SALES AND LETTINGS



1 Henrietta Street

Swansea

Situated in a convenient location in Swansea, is an end terraced property offered for sale with **no onward chain**, making it an ideal opportunity for buyers looking for a straightforward purchase. Formerly arranged as a ground floor flat and a first floor maisonette, the property is now a family home, offering versatile accommodation arranged over several floors. The accommodation to the ground floor comprises an entrance porch, hallway, lounge/dining room, separate middle sitting room, kitchen and shower room. To the first floor is a bathroom, with a staircase leading to the attic room, which has previously been used as a bedroom. The property also offers three further bedrooms, with bedrooms three and four accessed via one another, providing flexible accommodation to suit a variety of needs. Conveniently located within Swansea, the property is well placed for access to local amenities, shops, schools and transport links, as well as the wider range of facilities available in the city centre.



Lounge

11' 3" x 11' 3" (3.44m x 3.42m)

Window to front, radiator double doors to dining room.

Dining Room

11' 3" x 10' 11" (3.42m x 3.34m)

Double glazed window to rear, radiator.

Sitting Room

13' 0" x 9' 2" (3.96m x 2.80m)

Double glazed window to side, radiator, door to the kitchen.

Kitchen

10' 1" x 7' 7" (3.07m x 2.30m)

Fitted with a range of wall and base units with worktop space over and a stainless steel sink unit. Tiled splashback, space for washing machine, and counter fridge and freezer, built in electric oven and a full ring electric hob, door to side.



Inner Hall

Shower Room

Three-piece suite comprising a shower cubicle, wash hand basin, and WC. Frosted double glazed window to rear.



First Floor

Staircase to the attic room .

Bedroom 1

17' 4" x 11' 2" (5.29m x 3.40m)

Two windows to front, radiator.

Bedroom 2

11' 3" x 11' 1" (3.42m x 3.39m)

Window to rear, radiator.

Bathroom

Three piece suite comprising bath with shower over, wash hand basin and WC.

Double glazed window to side

Bedroom Three

Double glazed window to side, cupboard housing the boiler, door through to the other bedroom.

Bedroom Four/Dressing Room

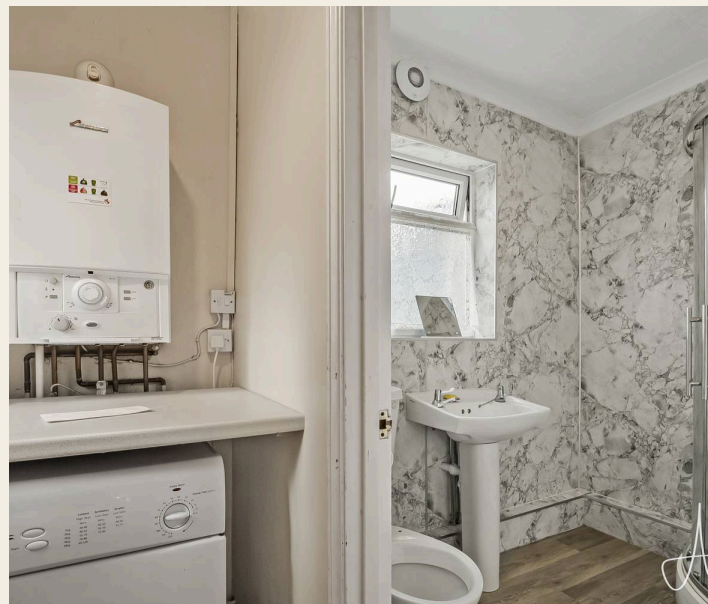
13' 7" x 10' 3" (4.13m x 3.13m)

Double glazed windows to side and rear, radiator, the vendor uses this room as a utility room

Attic Room

Windows to front and rear

Council Tax band:





FRONT GARDEN

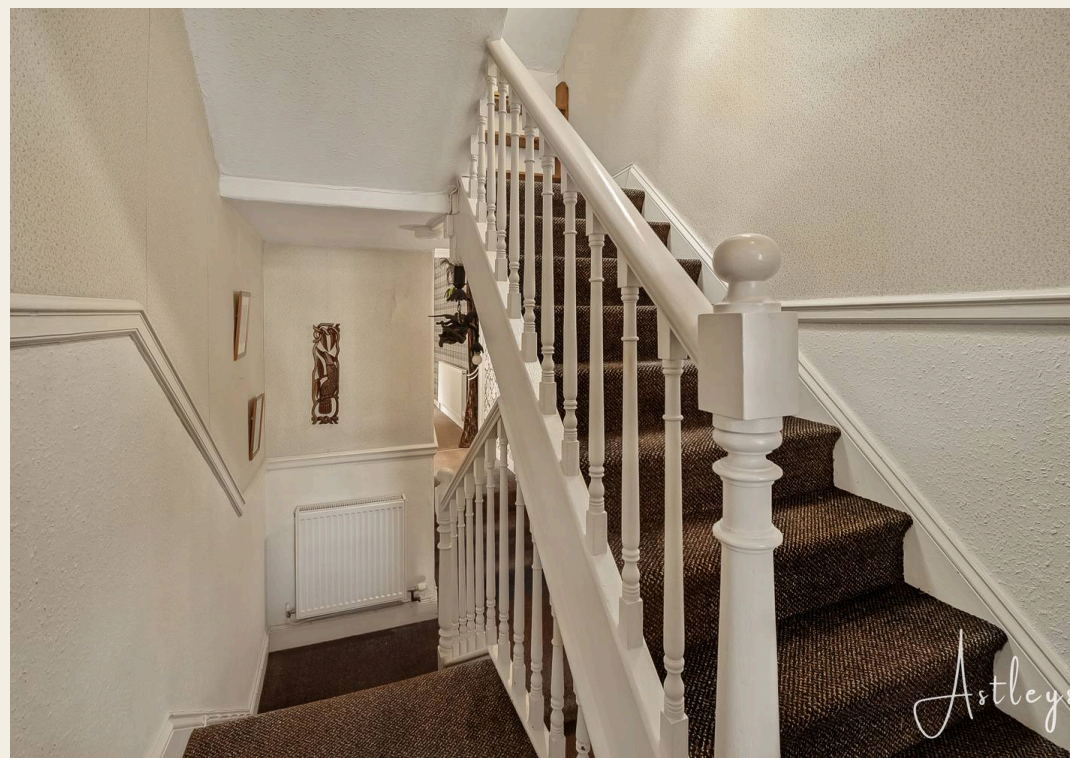
Front court yard with hedging and side access to the side courtyard.

REAR GARDEN

DRIVEWAY

1 Parking Space









Astleys Swansea

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