



5 Balaclava Street, St. Thomas, Swansea, SA1 8BS

£140,000

A mid terrace house presents an excellent opportunity for those seeking a comfortable and convenient home. Spanning 710 square feet, the property features a welcoming atmosphere that is sure to make you feel at ease. Upon entering, you are greeted by a porch that leads into the hall, which flows seamlessly into the inviting living and dining areas.

The kitchen, located at the rear of the house, boasts a pleasant view over the garden. The first floor comprises two bedrooms and the bathroom.

The enclosed rear garden offers the space to make your own. Situated within a well connected community, this property is close to local schools and essential amenities, making it ideal for families and professionals alike. The vibrant Swansea city centre, along with the Marina and Bay Campus, are just a short journey away, while easy access to the M4 ensures that commuting is a breeze. In summary, this mid-terrace home on Balaclava Street is a well-placed and appealing option in a popular part of the city, offering a blend of comfort, convenience, and potential for personalisation.

The Accommodation Comprises

Ground floor

Porch

Composite front door to front, laminate flooring.

Hall



Staircase leading to the first floor, laminate flooring, radiator.

Living Room 10'0" x 11'1" (3.04m x 3.37m)



Triple glazed window to front, laminate flooring, radiator.

Dining Room 10'8" x 11'1" (3.25m x 3.37m)



Triple glazed window to the rear, the room features a contemporary wall mounted electric fire, laminate flooring runs throughout, radiator.

Kitchen 12'2" x 7'2" (3.70m x 2.19m)



The kitchen is fitted with a matching range of wall and base units, a 1+1/2 bowl stainless steel sink and dedicated spaces for a fridge, freezer and washing machine. A built-in electric cooker and four-ring hob with extractor hood above. Double glazed windows to the side and rear flood the room with natural light, while laminate flooring adds a modern touch. A door leads directly out to the rear garden, offering convenient access to the outdoor space.

First Floor

Landing

Laminate flooring.

Bedroom 1 9'11" x 14'3" (3.01m x 4.34m)



Triple glazed window to front, laminate flooring, radiator.

Bedroom 2 11'0" x 9'3" (3.36m x 2.81m)



Triple glazed window to rear, laminate flooring, radiator.

Bathroom



The bathroom is fitted with an impressive four piece suite comprising a Jacuzzi bath, separate shower cubicle, wash hand basin and WC. Tiled walls and flooring, wall-mounted, radiator, frosted double-glazed window to the rear.

External

Rear Garden



Aerial Images



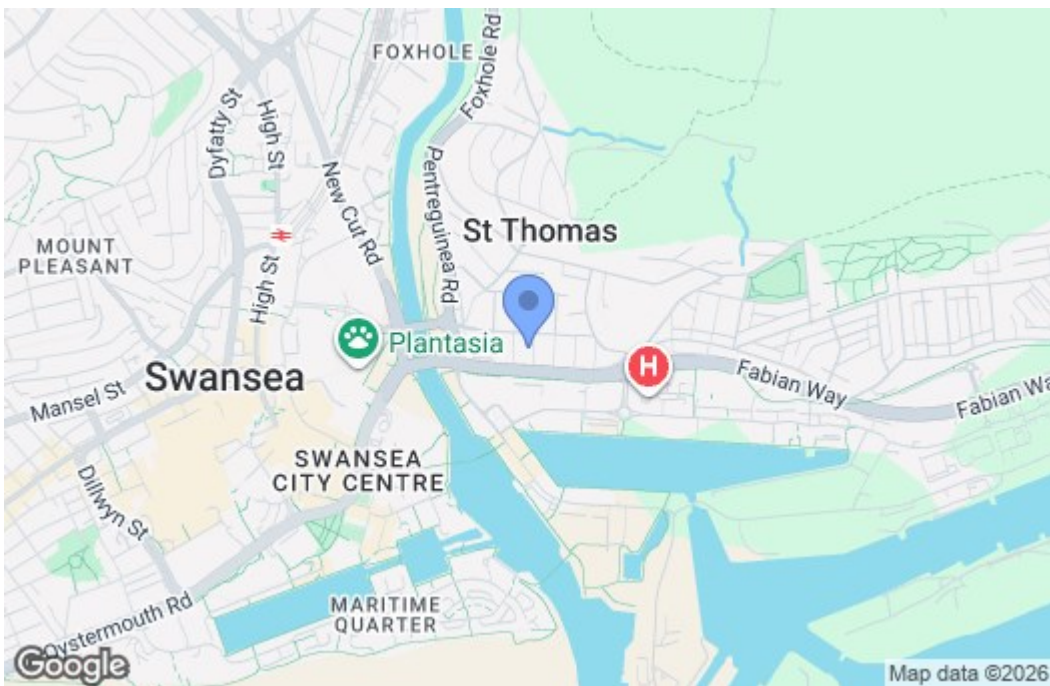
Agents Note

Tenure _ Freehold
Council Tax Band - B
Parking - On Street
Services - Services - Mains electric. Mains sewerage.
Mains Gas. Mains Meter.
Mobile coverage - EE Vodafone Three O2
Broadband - Standard 16 Mbps Superfast 200 Mbps
Ultrafast 10000 Mbps
Satellite / Fibre TV Availability - BT Sky Virgin

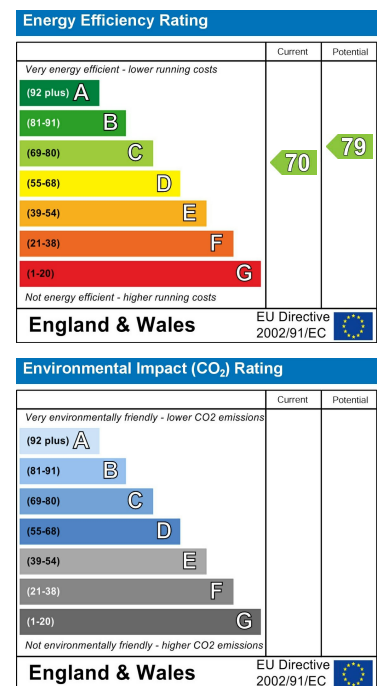
Floor Plan



Area Map



Energy Efficiency Graph



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