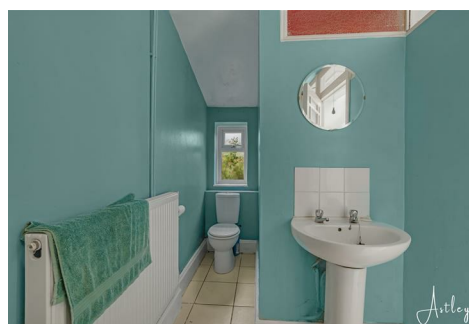
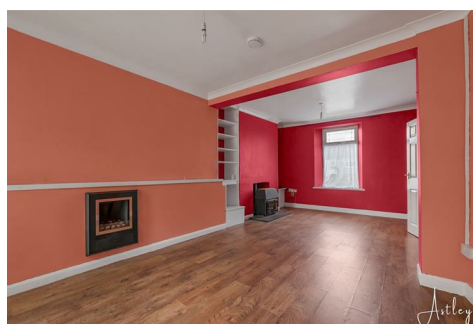




8 Station Road, Fforestfach, Swansea, SA5 5BH

£100,000

Situated in a convenient and popular location, this two-bedroom terraced house offers an exciting opportunity for cash buyers, investors and renovation enthusiasts looking for a property with genuine potential. Extending to an impressive 1,109 sq ft, the property provides a generous footprint and a solid foundation for modernisation, offering scope to create an attractive family home or investment property. On entering the property, you have the hallway leading into the lounge/dining room with double doors to the lean-to kitchen and bathroom. Upstairs are two well-proportioned bedrooms. Externally, the property benefits from an extended rear garden, offering excellent outdoor space and considerable potential for landscaping and improvement. A detached garage at the rear provides useful storage and offers the potential to be removed and the space converted into a driveway, creating valuable off-road parking. With the right vision and investment, there is an opportunity to transform this property into a highly appealing home or rental investment. The location is a particular highlight, with a range of everyday amenities close at hand, local schools and parks are all within easy reach, making the property well positioned for both owner-occupiers and prospective tenants. Excellent transport links provide convenient access to Swansea city centre, while Fforestfach Retail Park is also readily accessible, offering a wide selection of shops, services and leisure facilities.

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.



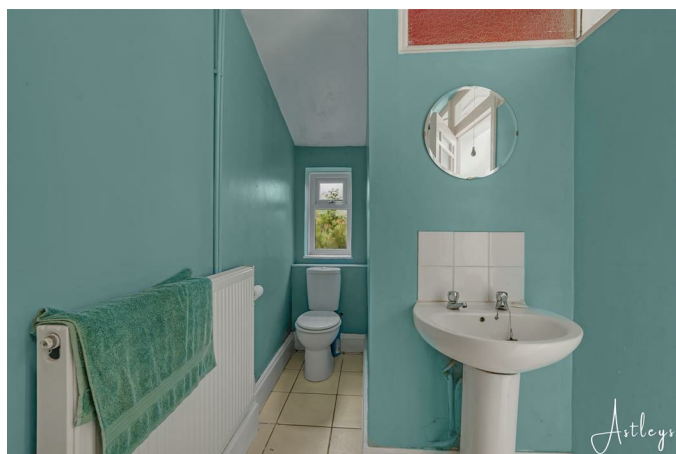
Lean to Kitchen 8'0" x 9'10" (2.45m x 3.00m)



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

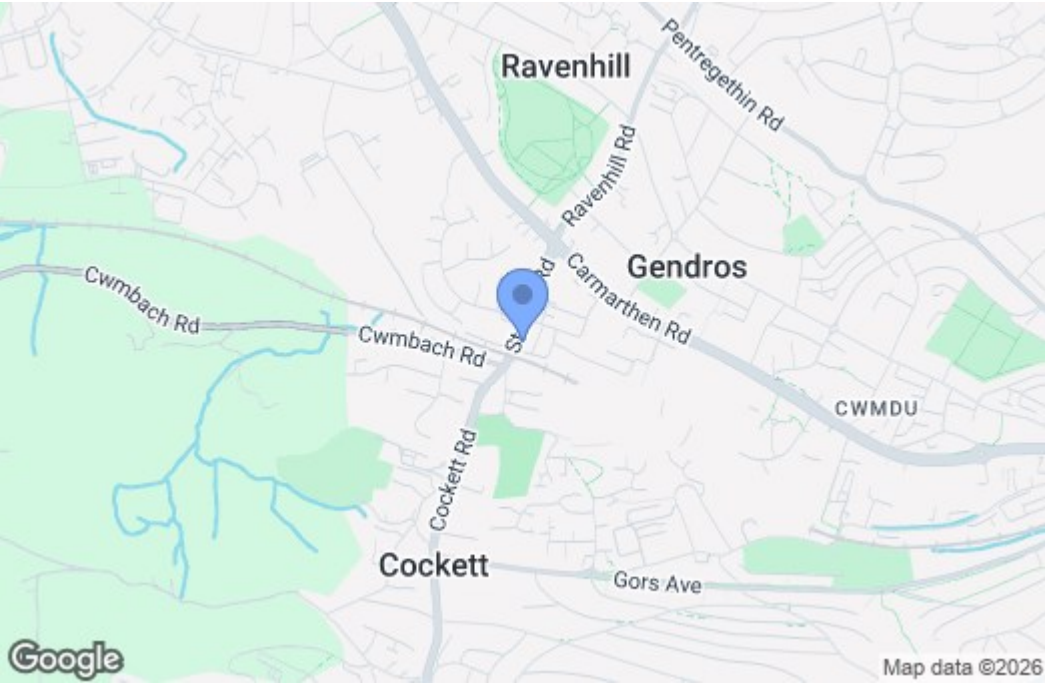
Broadband - Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

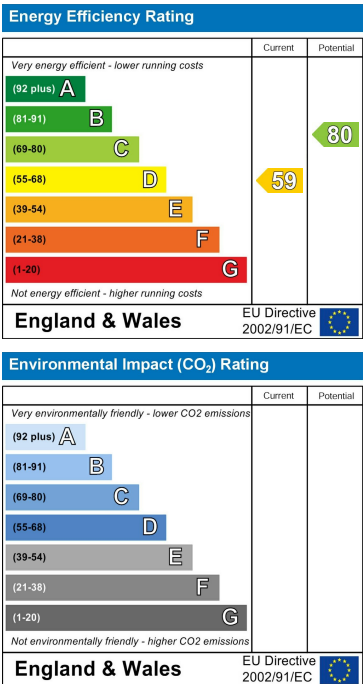
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.