



## Marcroft Road, Port Tennant Swansea offers over £220,000

- No Chain
- Master bedroom with en-suite
- Kitchen and ground floor WC
- Three-bedroom family home
- EPC Rating: C



 3  2  3



## About the property

Situated on the popular Marcroft Road, this attractive three-bedroom family home offers spacious and well-planned accommodation across two floors.

The ground floor comprises a large and bright lounge, a well-equipped kitchen ideal for everyday living, and a convenient downstairs WC. Upstairs, there are three well-proportioned bedrooms, including a master bedroom benefitting from a private en-suite shower room, along with a modern family bathroom.

Externally, the property boasts a generous, low-maintenance rear garden, perfect for relaxing or entertaining, as well as a private driveway located to the side of the house providing off-road parking. Presented in neutral décor throughout, this home is ready for immediate occupation and would suit families, first-time buyers, or investors alike.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

## Accommodation

### Entrance Hall

11' x 6' 8" ( 3.35m x 2.03m )

### Lounge

16' 1" x 13' 10" ( 4.90m x 4.22m )

### Kitchen/Diner

10' 8" x 8' 8" ( 3.25m x 2.64m )

### Bedroom 1

11' 11" x 9' 3" ( 3.63m x 2.82m )

### En Suite

### Bedroom 2

9' 11" x 9' 3" ( 3.02m x 2.82m )

### Bedroom 3

6' 9" x 6' 6" ( 2.06m x 1.98m )

### Bathroom

8' 2" x 5' 8" ( 2.49m x 1.73m )