

Vernon Street
Hafod
Swansea
SA1 2EZ

£120,000



- MID TERRACED PROPERTY
- WELL MAINTAINED THROUGHOUT
- PRICED TO SELL
- TWO BEDROOMS
- GOOD SIZE LOUNGE DINER
- PART FITTED KITCHEN

Ref: PRA13312

Viewing Instructions: Strictly By Appointment Only - Contact Neath Office - 01639 638581

General Description

OFFERING AN IDEAL FIRST TIME PURCHASE OR BUY TO LET OPPORTUNITY...is this well presented two bedroom mid terraced property situated approximately three quarters of a mile from the Swansea City Centre. The accommodation further comprises of entrance porch, hallway, a good size lounge diner, part fitted kitchen and bathroom w.c. to the first floor. The property further benefits from having gas central heating, double glazing and a pleasant garden to the rear. It has been priced to sell with internal viewing being highly recommended. COUNCIL TAX BAND - B / EPC RATING - D

Accommodation

Entrance Porch

Entered via half glazed UPVC front door, tiled flooring, half glazed door to:

Hallway

Laminate flooring, stairs to the first floor.

Lounge/Diner (21' 0" x 9' 10") or (6.40m x 3.00m)

A good size through reception room with shelving to remain, along with feature wall mounted mirrored tiles, laminate flooring, double glazed window to the front.



Kitchen (12' 08" x 6' 08") or (3.86m x 2.03m)

A part fitted kitchen with base/wall units. Integrated electric oven and hob. We understand that the fridge/freezer and washing machine are to remain, double glazed windows to the side and rear along with door giving access to the rear garden.

FIRST FLOOR

Landing

Storage cupboard, access to the loft and access to all rooms.

Bedroom 1 (12' 02" x 10' 08") or (3.71m x 3.25m)

A double bedroom with laminate flooring, double glazed window to the front.





Bedroom 2 (10' 06" x 7' 0") or (3.20m x 2.13m)

Second bedroom with double glazed window to the rear.

Bathroom

Suite comprising of feature original enamel bath with shower attachment, wash hand basin and low level w.c. Storage cupboard and wall mounted gas central heating boiler.



Rear Garden

A pleasant low maintenance rear garden with decking area.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:62

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.