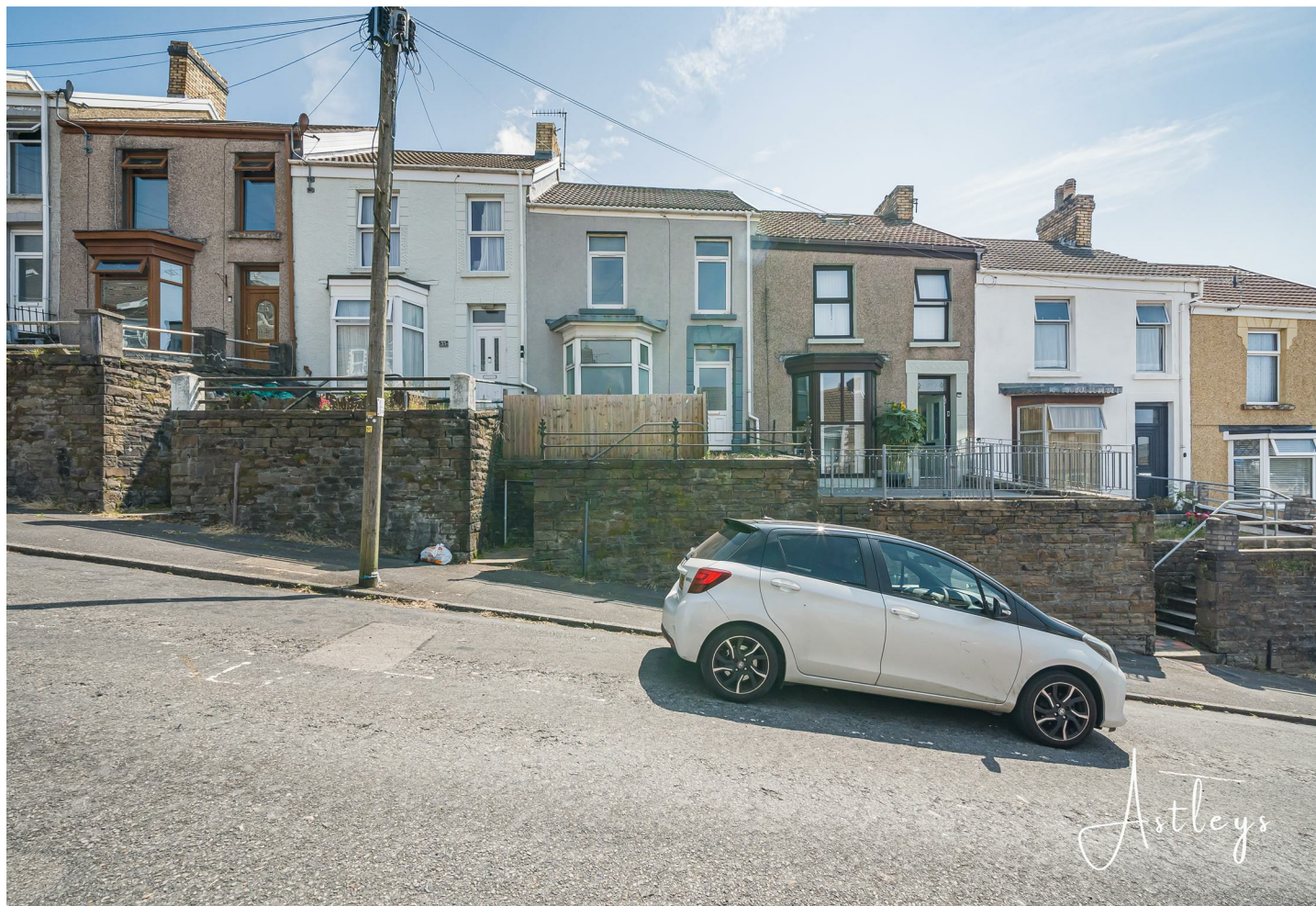




36 Osterley Street, St. Thomas, Swansea, SA1 8HJ

£140,000

Offered to the market with no onward chain, this well proportioned two bedroom terraced home presents an excellent opportunity for first-time buyers and buy-to-let investors alike. Extending to approximately 883 sq. ft., the property offers generous living accommodation throughout, featuring two spacious reception rooms that provide flexible space for both everyday family living and entertaining. The ground floor comprises an entrance porch leading into the hallway, a bright lounge with front-facing bay window, separate dining room with access to the kitchen, together with a bathroom and a separate WC. To the first floor are two generous double bedrooms. Externally, the property benefits from steps leading to the front courtyard, while to the rear is an enclosed garden laid mainly to lawn, providing a pleasant outdoor space to enjoy. Situated in the popular and well-established St Thomas area of Swansea, the property enjoys a convenient location within easy reach of Swansea City Centre, Swansea Marina, the SA1 Waterfront Development, and Swansea University Bay Campus. A good selection of local shops, supermarkets, cafés, schools and everyday amenities are all close by, while regular public transport links and excellent access to Fabian Way and the M4 motorway make commuting straightforward. Swansea Railway Station is also within easy reach, making this an ideal location for both owner-occupiers and investors.

The Accommodation Comprises

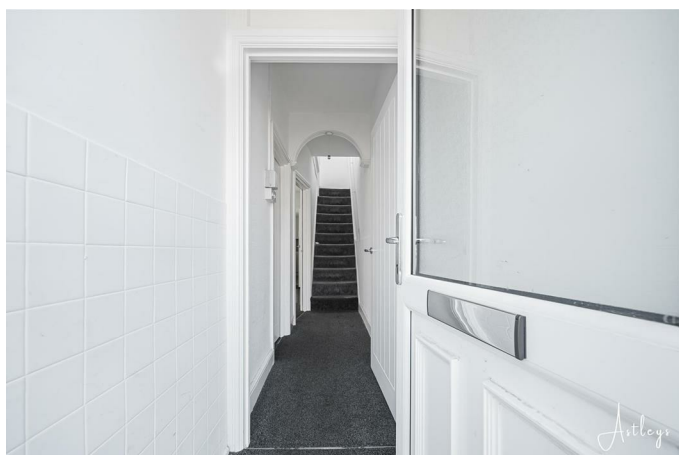
Ground Floor



Porch 3'11" x 3'2" (1.19m x 0.97m)

Entrance door to front, door to the hallway.

Hall 13'1" x 3'2" (4.00m x 0.97m)



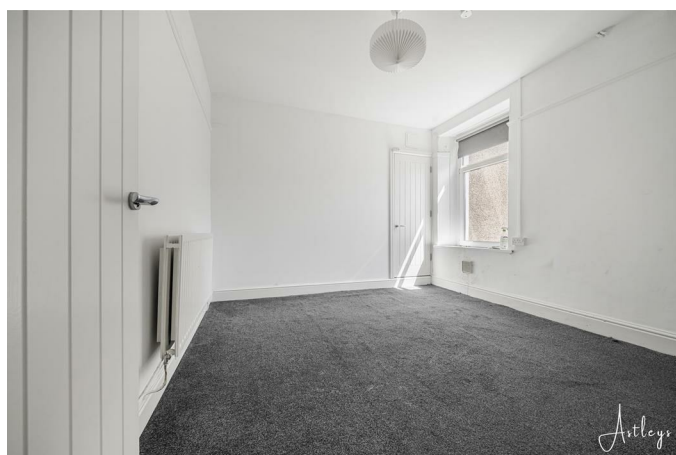
Staircase to first floor, radiator.

Lounge 10'4" x 13'1" (3.15m x 3.98m)



Double glazed bay window to front, radiator.

Dining Room 10'11" x 12'0" (3.32m x 3.65m)



Double glazed window to rear, cupboard with wall mounted boiler, radiator, door to the kitchen.

Kitchen 9'10" x 10'4" (3.00m x 3.14m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl sink unit with tiled splashbacks, space for washing machine and cooker, double glazed window to side, understairs storage cupboard, double glazed door to side leading to the rear garden.

Inner Hallway

Door to the wc and bathroom.

Bathroom 5'7" x 5'8" (1.70m x 1.72m)



Two piece suite with comprising, bath with shower over and wash hand basin. Tiled splashbacks, radiator, frosted double glazed windows to side and rear.

WC 2'7" x 4'4" (0.78m x 1.32m)



WC. Tiled splashback, radiator, frosted double glazed window to rear.

First Floor

Landing 10'11" x 5'10" (3.32m x 1.79m)

Double glazed window to rear, access to loft.

Bedroom 1 10'5" x 16'7" (3.17m x 5.05m)



Two double glazed windows to front, radiator.

Bedroom 2 11'2" x 10'4" (3.41m x 3.16m)



Double glazed window to rear, radiator.

External



Aerial Images



Agents Note

Tenure _ Freehold

Council Tax Band - B

Parking - On Street & Permit Parking

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Water meter

Mobile coverage - EE Vodafone Three O2

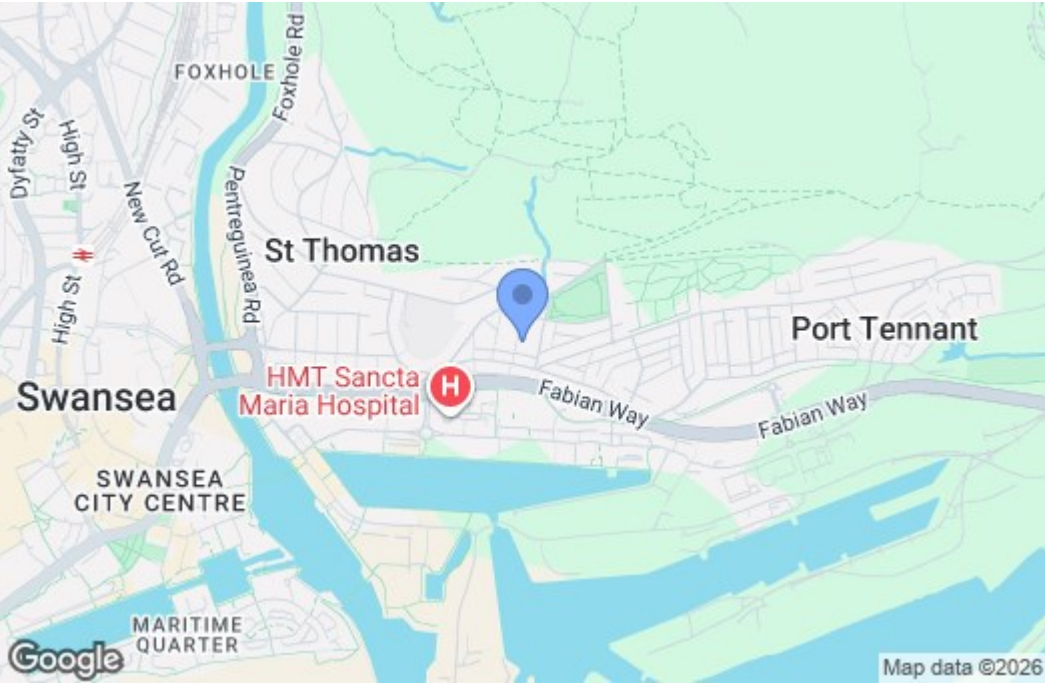
Broadband - Basic 5 Mbps Superfast 80 Mbps Ultrafast
10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

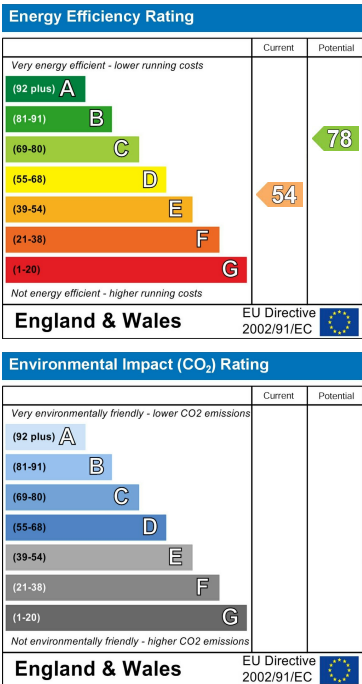
Floor Plan



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.