

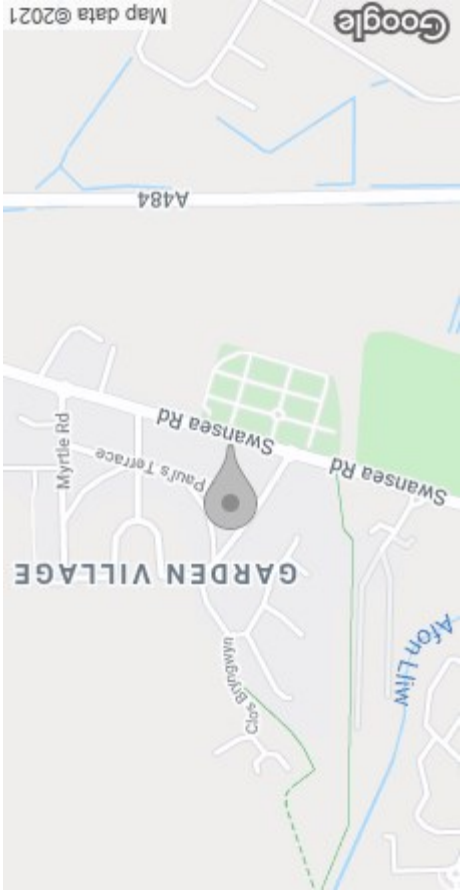


Energy Rating	Energy Efficiency Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G

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EPC



AREA MAP



FLOOR PLAN



**130 Swansea Road**  
 Garden Village, Swansea, SA4 4HQ  
**Offers Over £160,000**





## GENERAL INFORMATION

Located in the highly regarded location of Garden Village, this semi detached property on Swansea Road has been carefully occupied and beautifully maintained by the residing owners. A benefit for any potential purchaser would be the newly created cycle/walking path linking Kingsbridge with Gowerton which will be perfect for linking summer cycles to the coastal village of Mumbles. Join me as we enter the property into the hallway. From here access is given to the lounge, WC and dining area. The lounge features a lovely bay window which beams natural light into the room. From the dining room access is given to the kitchen. First floor accommodation comprises: three bedrooms and bathroom. Externally the property is accessed via the driveway which can house a small vehicle with steps leading up to the front door. Side access is given to the rear garden which is mainly laid to lawn and offers a paved area perfect for al fresco living. EPC - D

## FULL DESCRIPTION

### Entrance

Enter via uPVC door into :

### Hallway

Radiator. Doors providing access to the living room, W.C and dining room. Stairs to first floor landing. Wood effect flooring.

### W.C

Two piece suite comprising low level W.C and wash hand basin with mixer tap over and tiled splash back. Radiator. Vinyl effect flooring. UPVC double glazed window to side.



### Lounge

13'0" into bay x 10'6" max (3.97m into bay x 3.22m max)

UPVC double glazed bay window to front. Radiator. Wood effect flooring.

### Dining Room

17'8" max x 11'0" max (5.41m max x 3.37m max)

Window facing into kitchen. Radiator. UPVC double glazed double doors providing access to the rear garden. Wood effect flooring. Door into:

### Kitchen

14'1" x 7'10" (4.30m x 2.40m)

Fitted with an arrangement of wall and base units together with pull out drawers and complementary work surfaces over inset one and a half stainless steel bowl sink and drainer with mixer tap over. Four ring electric 'new world' hob with built under oven and grill and chimney style extractor hood over. Space for an under counter fridge and under counter freezer. Cupboard housing wall mounted 'Baxi' boiler. Partly tiled walls. Radiator. Space for a washing machine. Vinyl flooring. UPVC double glazed glass panel door providing access to the rear garden. UPVC double glazed window to rear.

### First Floor

#### Landing

UPVC double glazed obscure window to side. Doors providing access to the three bedrooms and bathroom. Fitted carpet.

#### Bedroom 1

10'8" x 9'8" max (3.27m x 2.97m max)

UPVC double glazed window to front. Radiator. Vinyl flooring. Fitted wardrobe.

#### Bedroom 2

UPVC double glazed window to rear. Radiator. Fitted wardrobe. Vinyl flooring.

#### Bedroom 3

UPVC double glazed window to front. Radiator. Vinyl flooring.

#### Bathroom

Three piece suite comprising W.C, wash hand basin with mixer tap over and panelled bath with mixer tap over, shower over and curved glass panel side screen. Fully tiled walls. Radiator. Tiled flooring. UPVC double glazed window to rear.

#### External

##### Front

The property has a wall border with gates granting access to the driveway which can house a small vehicle with steps leading up to the front door and parallel stone chipped area. Side access is giving to the rear garden.

##### Rear

Fully enclosed rear garden mainly laid to lawn with a mixture of mature, decorative shrubbery and decorative paved patio area.