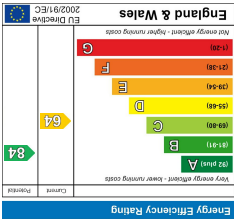


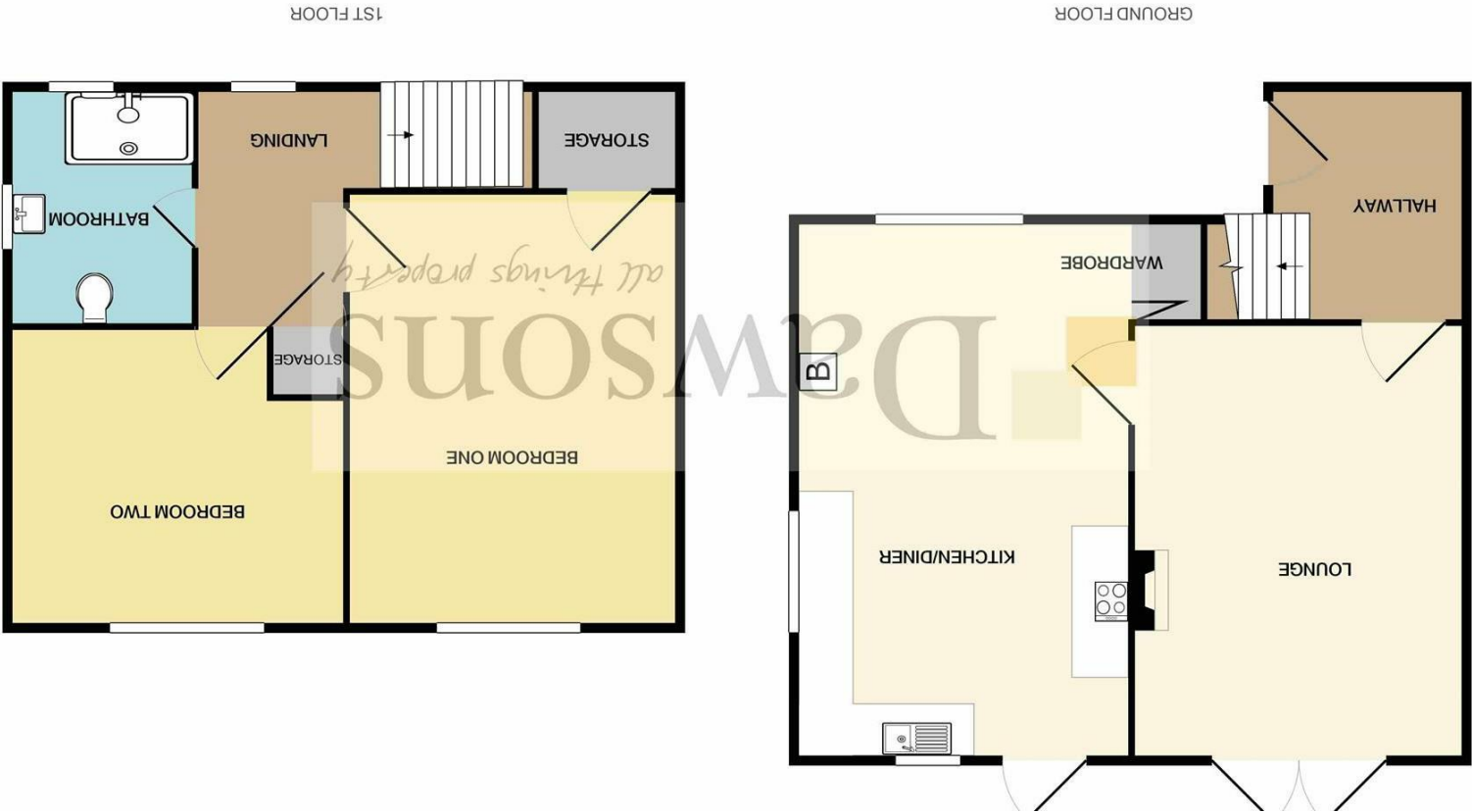
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EPC



AREA MAP



FLOOR PLAN



34 Lon Olchfa
Sketty, Swansea, SA2 8NJ
Asking Price £145,000



GENERAL INFORMATION

Light and well proportioned end of terrace property set on a sizeable corner plot in the popular area of Sketty Park. This well presented and well maintained home comprises welcoming entrance hallway, lounge with french doors out to garden & sizeable kitchen/diner to ground floor with two double bedrooms and a modern shower room. Benefits include Upvc double glazing, gas central heating, built in storage facilities, large fully enclosed low maintenance rear garden offering sizeable patio seating area and gated side access. Within easy access of local shops, amenities, a regular bus service, Singleton hospital & Park, Swansea University and the sea front. Within good school catchment. This lovely home would make an ideal first time buy or investment property. EPC - D

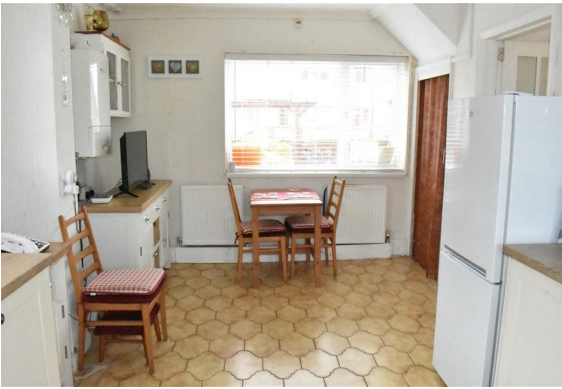
FULL DESCRIPTION

Entrance
Enter via UPVC double glazed stain glass door into:-

Hallway
Staircase to first floor, dado rail, radiator, wood effect flooring, wooden single glazed door into:-

Lounge
14'11" x 10'8" (4.57 x 3.26)
UPVC double glazed french doors to rear opening out onto patio garden area, coving, fireplace with wooden surround, radiator, wood effect flooring, wooden single glazed door into:-

Kitchen/Diner
17'9" x 9'9" (5.42 x 2.98)
Fitted with a range of cream wall and base units with work surface over, set in stainless steel sink and drainer, space for freestanding electric cooker with extractor hood over, plumbed for washing machine, space for tall standing fridge/freezer, wall mounted gas combi boiler, Three UPVC double glazed windows, one to front, one to side & one to rear, coving, splashback wall tiles, built-in under stairs storage cupboard, two radiators, tiled flooring, UPVC double glazed obscure glass door to rear.



FIRST FLOOR

Landing
Loft hatch, built in storage cupboard with shelving, UPVC double glazed window to front, dado rail, doors off to:-

Bedroom One
14'6" x 9'8" (4.42 x 2.96)
UPVC double glazed window to rear, fitted up and over wardrobes, coving, radiator, built in storage cupboard

Bedroom Two
11'1" x 10'9" (3.39 x 3.28)
UPVC double glazed window to rear, coving, radiator

Shower Room
6'6" x 5'5" (2.00 x 1.66)
Fitted with a modern white three-piece suite comprising low-level WC, wall mounted wash hand basin with vanity cupboard, walk in double shower with overhead stainless steel shower, two UPVC double glazed obscure glass windows one to front and one to side, towel radiator, restpatek wall panels, vinyl flooring

EXTERNAL

Front
Enclosed ow maintenance front garden with decorative gravelled area with floral trees and bushes, shared pathway leading to entrance and gated side access.

Rear
Large fully enclosed low maintenance rear garden with sizeable patio seating area, decorative gravelled area and two gates to side.

TENURE
FREEHOLD

