



3 Earl Street, Hafod, Swansea, SA1 2HG

£112,950

A bright and contemporary two bedroom middle terrace property ideal for a first time purchase. The property has been modernised over recent years by the current owner to include new kitchen with integrated appliances, bathroom and heating system. The accommodation comprises to the ground floor; porch, lounge/dining room, kitchen and bathroom. To the first floor are two double bedrooms. Externally to the rear is a good sized garden. The location gives excellent access to Swansea City Centre, Morfa Retail Park and Liberty Stadium.

Viewing is highly recommended to appreciate this delightful home.

EPC Rating: D

The Accommodation Comprises

Ground Floor

Entrance

Via uPVC door with glazed panels to porch.

Porch

Tiled flooring, door to lounge.

Lounge/Dining Room 21'10" x 10'1" (6.66m x 3.08m)



Double glazed windows to the front and rear, tiled flooring, understairs storage, coved ceiling, two radiators.

Kitchen 6'7" x 7'1" (2.00m x 2.17m)



Fitted with a range of white gloss wall and base units with complimentary work surfaces, inset and half bowl sink with mixer tap and drainer, tiled splashbacks. Integrated fridge/freezer, washing machine, tumble dryer, dishwasher, double electric oven, gas hob and extractor hood. Double glazed window and uPVC door to the side, tiled flooring.

Bathroom



Fitted with a white three piece suite comprising; panelled bath with shower over, w/c with concealed cistern and wash hand basin. Frosted double glazed window to the rear, tiled walls and flooring, heated towel rail.

First Floor

Bedroom 1 10'1" x 13'3" (3.08m x 4.03m)



Double glazed window to the front, radiator.

Bedroom 2 10'8" x 6'7" (3.25m x 2.00m)



Double glazed window to the rear, radiator.

External

Rear Garden



Good sized garden.

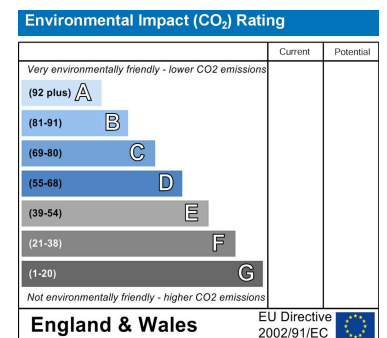
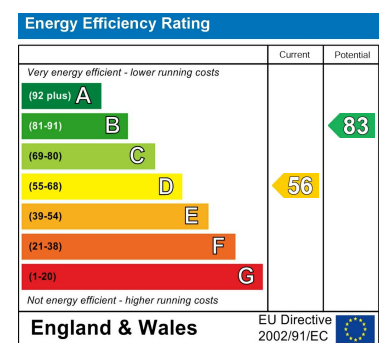
Floor Plan



Area Map



Energy Efficiency Graph



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