



35 High Street, Swansea, SA4 4GU  
£170,000

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A beautifully presented three bedroom plus study semi detached home situated on High Street, Grovesend. Tastefully decorated throughout and renovated to a high standard.

Briefly comprising of entrance porch, sitting room, lounge with feature fireplace and wooden mantle, modern fitted kitchen, utility room and cloakroom, three bedrooms plus a study and modern fitted bathroom suite.

Benefiting further from a driveway to side plus a large rear garden that has been laid mainly to lawn with a wooden storage shed and paved patio.

Must be seen!!!

### Entrance

Entered via an obscure uPVC double glazed door into:

### Porch

3'7" (1.10)

Coving to ceiling, wall mounted cupboard housing electric meter and fuse box, part tiled walls, tiled floor, oak door into:

### Hallway

Stairs to first floor, radiator, tiled floor, doors to:

### Sitting room

11'11" x 9'6" (3.38 x 2.90)

Coving to ceiling, uPVC double glazed window, radiator, wood effect laminate flooring.

### Lounge

11'8" x 13'0" (3.58 x 3.97)

Coving to ceiling, uPVC double glazed windows x3, modern wall mounted electric fire with wooden mantle over, wood effect laminate flooring, radiator, oak door to:

### Kitchen

9'11" x 12'0" (3.03 x 3.67)

Fitted with a range of modern high gloss wall and base units with work surface over, stainless steel sink with drainer and mixer tap, four ring gas hob with electric oven under, wood effect vinyl flooring, oak door to storage cupboard, uPVC double glazed window, cupboard housing wall mounted combination gas boiler, radiator, oak door to:







### Utility room

10'5" 5'9" (3.18 1.76 )

Plumbing for washing machine, space for tumble dryer and base unit with work surface over. uPVC double glazed window x2, wood effect vinyl flooring, obscure uPVC double glazed door, spotlights to ceiling, radiator, oak door to:

### Cloakroom

3'11" x 2'7" (1.21 x 0.80)

Fitted with a two piece suite comprising of W.C and wash hand basin, wood effect vinyl flooring, radiator, obscure uPVC double glazed window.

### Landing

Access to loft with pull down ladder boarded with full insulation, doors to:

### Bathroom

9'10" x 8'9" (3.02 x 2.69)

Fitted with a three piece suite comprising of bath with shower over and glass modesty screen, vanity unit housing wash hand basin and W.C, vinyl flooring, obscure uPVC double glazed window, radiator, part panelled walls.



### Bedroom Two

9'1" x 11'0" (2.77 x 3.37 )

uPVC double glazed window, radiator, wood effect laminate flooring.

### Study

6'9" x 6'9" (2.08 x 2.08)

uPVC double glazed window, wood effect laminate flooring.

### Bedroom Three

6'9" x 10'1" (2.08 x 3.09)

Radiator, uPVC double glazed window, wood effect laminate flooring.

### Bedroom One

7'11" x 10'2" (2.43 x 3.12)

uPVC double glazed window, radiator, wood effect laminate flooring.





### Ground Floor

Floor area 58.8 sq.m. (633 sq.ft.) approx



### First Floor

Floor area 54.4 sq.m. (585 sq.ft.) approx

Total floor area 113.1 sq.m. (1,218 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Viewing

Please contact our No. 86 Estate Agency Office on 01792 348200 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	