



## 8 Jersey Street , Swansea, SA1 2HF

Asking Price £85,000



## FULL DESCRIPTION

### Entrance

Enter via uPVC double glazed door into:

### Hallway

Part wall panels, double doors into:

### Lounge/dining Room

20'0" x 12'8" (6.11m x 3.87m)

uPVC double glazed window to front, coved ceiling, wood fire surround with electric fire, radiator, laminate flooring, stairs to first floor.

### L Shaped Kitchen

14'3" x 9'1" (4.35m x 2.77m)

Fitted with a range of wall and base units with work surface over, set in enamel sink and drainer with mixer tap, breakfast bar, cooker point, plumbed for washing machine, part tiled walls, radiator, uPVC double glazed patio doors to rear.

### Inner Hallway

Storage area.

### Shower Room

Three piece suite comprising shower cubicle, low level w.c., vanity wash hand basin, part tiled walls, radiator, uPVC double glazed window to rear.

### First Floor

#### Landing

Loft access.

#### Bedroom 1

13'3" x 8'11" (4.04m x 2.72m)

uPVC double glazed window to front, radiator.

#### Bedroom 2

11'0" x 8'9" (3.37m x 2.69m)

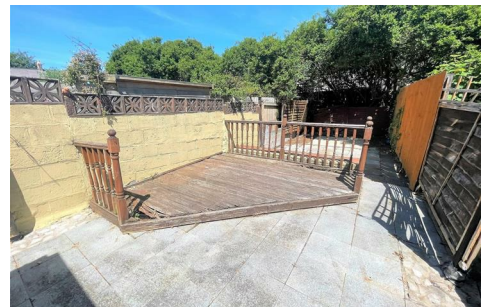
uPVC double glazed window to rear, cupboard housing wall mounted combination boiler, wardrobes, radiator.

### External

Enclosed paved garden with decking.

### Tenure

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 or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## AREA MAP



## FLOOR PLANS



## EPC

