



## Clarence Street

Swansea, SA1 3QR

**Offers over £150,000**



Two double bedroom mid terrace with lounge diner, fitted kitchen, first floor bathroom and gas combination boiler. Partial Upvc double glazing. Enclosed rear garden. Within walking distance to Swansea town centre, the railway station and main bus station so ideal for commuters. Ideal first time buy or buy to let. No onward chain. Viewing recommended.



## Ground Floor

Lounge/Diner (11'3" x 35'3")

Living space. uPVC front door and windows to front, rear and side. Storage cupboard. Radiators and stairs to first floor.

Kitchen (10'11" x 16'1")

Fitted with base and wall units incorporating breakfast island and tiled splash back. Built-in electric oven with gas hob and extractor fan over. Door to rear garden.

## First Floor

Landing with Loft access. Loft is boarded for storage with pull-down ladder.

Bathroom

White three piece suite comprising wc, pedestal sink unit and bath with shower over. Fully tiled walls. Radiator. Window to side.

Bedroom 1 (11'3" x 12'10")

uPVC double glazed window to front. Radiator. Fitted wardrobes

Bedroom 2 (7'8" x 10'3")

uPVC tilt and turn window to side. Storage cupboard. Radiator.

## External

Good sized rear garden. Lawn with hard standing. split level with well maintained hedge.

Residents parking permit available by application to Swansea Council.

## General Information

Tenure: Freehold

Council Tax: Band A

EPC: E

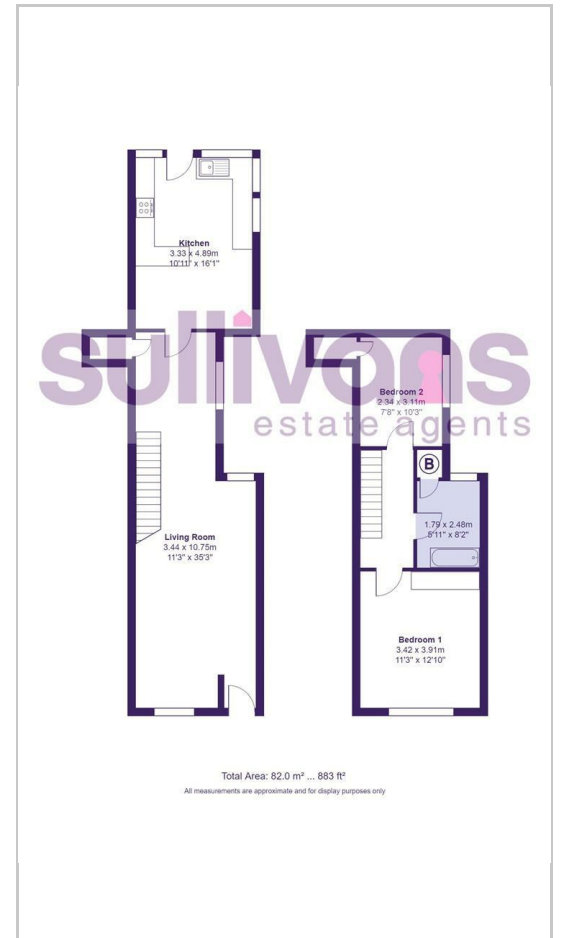
There is no onward chain with this property.

Enquiries welcome 7 days a week via Sullivans Estate Agents

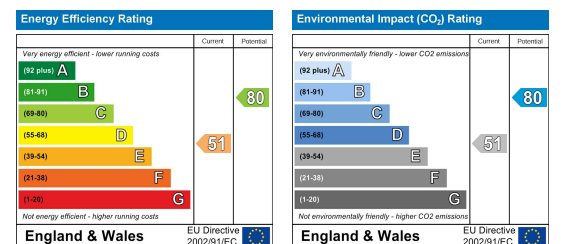
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 of representation 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.

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