



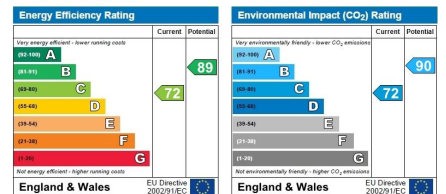
NEW INSTRUCTION



6 Deepglade Close, St Thomas SA1 8EJ

Offers in the region of £99,995

**Modern Mid Terrace Property
Lounge/Diner,
Kitchen, 3 Bedrooms Bathroom, Views to
Front Aspect, Rear Garden, D/G, Gas C/H,
EPC C72**



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DESCRIPTION

**** VIEWS OVER SWANSEA **** This modern well presented terrace property is ideally located in St Thomas offering easy access to the main shopping and leisure facilities located in Swansea City Centre and Parc Morfa. This property features a lounge/diner and kitchen to the ground floor and three bedrooms and a good bathroom to the first floor. Further benefits include double glazing, gas central heating rear garden and views over Swansea from front aspect. Viewing highly recommended. No chain EPC C72

ENTRANCE PORCH

Enter via double glazed front door, double glazed window to side, door to:

LOUNGE

20'4 x 13'10 (6.20m x 4.22m)

Double glazed window to front, radiator, fire surround, door to:

INNER HALLWAY

Radiator, storage cupboard housing wall mounted combination boiler, stairs to 1st floor, double glazed door leading to garden, door to:

KITCHEN

9'7 x 8'3 (2.92m x 2.51m)
Fitted with a range of wall and base units with work surface over, stainless steel sink and drainer, space for cooker, cooker hood, space for fridge/

freezer, plumbing for washing machine, tiled walls, vinyl floor, double glazed window to rear, serving hatch.

FIRST FLOOR LANDING

Loft access, doors to:

BEDROOM ONE

13'10 x 10'9 (4.22m x 3.28m)

Double glazed window to front, radiator, coved ceiling, fitted wardrobes.

BEDROOM TWO

8'11 x 6'9 (2.72m x 2.06m)

Double glazed window to rear, radiator.

BEDROOM THREE/ STUDY

6'9 x 5'1 (2.06m x 1.55m)
Double glazed window to rear, radiator.

BATHROOM

Comprising of two piece suite panel bath with shower over, wash hand basin, part tiled walls, vinyl flooring.

WC

Low level WC

EXTERNALLY

To the front of the garden is steps leading to the front of the property with garden laid to lawn. To the rear of the garden is a concrete patio area with steps leading to a tiered garden laid to lawn.

SERVICES

We are advised that mains services are connected to the property

VIEWING

By appointment with the selling Agents on 01792 653508 or e-mail swansea@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

St Helens Road at the junction. Take the right hand turning and continue onto West Way. At the third set of traffic lights turn left onto Oystermouth Road (A4067) and continue onto Victoria Quay. Passing the Sainsburys Store on the right take the left hand turning at the lights onto New Cut Road and first right over the bridge towards St Thomas. At the junction turn left onto Pentreguinea Road (A4217) take the fourth right onto Maesteg street. At the top of the hill turn left and onto Kilvey Rd. Turn right on to deep glade close can be found on the right identified by our for sale board.