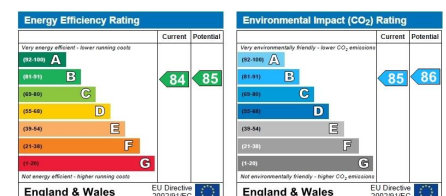




12 Tonnant Road, Copper Quarter, Pentrechwyth SA1 7FE

Offers in the region of £169,995

Three Storey, Three Bedroom House
Popular Location In Copper Quarter
Kitchen/Family Room & Three Bathrooms
Viewing Highly Recommended
EER: B84



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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

ZJ/WJ/60531/081117

DESCRIPTION

A modern and well presented three storey townhouse situated in the popular Copper Quarter development, enjoying superb access to Morfa retail park and the Liberty Stadium, as well as being within easy reach of the M4 Motorway. Located less than two miles down the road we have the SA1 waterfront, offering a range of bars and restaurants, and Swansea City Centre, which offers an even wider range of bars, restaurants, shops and leisure amenities.

The property also benefits from gas central heating, double glazing, and allocated parking to the rear. We feel this property offers ideal family accommodation and we highly recommend viewing. EER: B84

ENTRANCE HALLWAY

Entered via double glazed door to front, radiator, airing cupboard housing wall mounted boiler, stairs to first floor, doors to;

STUDY

9'4 x 6'1 (2.84m x 1.85m)

Double glazed window to front, telephone point, radiator.

KITCHEN /FAMILY ROOM

14'5 x 12'9/10' x 6'1 (4.39m x 3.89m x 1.85m)

Double glazed French doors to rear, two double glazed windows to rear, vinyl flooring to kitchen area, fitted with a range of wall and base units with worktop over, stainless steel sink unit and drainer, integrated electric oven with 4 ring gas hob and extractor hood, space for fridge/freezer, space and plumbing for washing machine.

CLOAKROOM

Vinyl flooring, WC, pedestal wash hand basin, radiator.

FIRST FLOOR LANDING

Stairs to second floor, radiator, doors to;

LOUNGE

14'5 x 12'7 (widest points) (4.39m x 3.84m (widest points))

Two double glazed windows to rear, two radiators, TV point.

MASTER BEDROOM ONE

14'5 x 9'2 (4.39m x 2.79m)

Two double glazed windows to front, radiator, fitted wardrobes, door to;

EN-SUITE SHOWER ROOM

Low level WC, pedestal wash hand basin, tiled and glazed shower enclosure, extractor fan.

SECOND FLOOR LANDING

Loft hatch, doors to;

BEDROOM TWO

14'5 x 10'8 (4.39m x 3.25m)

Double glazed window to front, fitted wardrobes, radiator.

BEDROOM THREE

14'5 x 8'1 (4.39m x 2.46m)

Double glazed velux style window to rear, radiator.

FAMILY BATHROOM

Low level WC, pedestal wash hand basin, panelled bath, tiled splash back, radiator, extractor fan.

EXTERNALLY

To the rear of the property is a small enclosed garden laid to a decked patio area. Allocated parking to the rear for two vehicles.

SERVICES

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 Leasehold

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

From our Swansea office on Walter Road (A4118) proceed down Mansel Street and filter left onto Dyfatty Street. At the traffic lights go straight through. At next lights go straight over and proceed onto Neath Road (B4603). Travel to roundabout and take the second exit into Parc Morfa. Go through the lights to roundabout and take the third exit into Ffordd Donaldson.

Follow the round around onto Phoebe Road and the next right on to Tonnant Road, where the property will be located on the right-hand side.