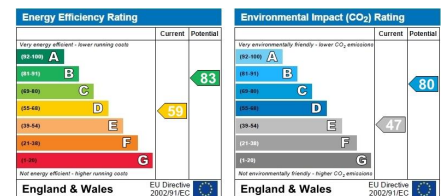




## 64 Vincent Street, Sandfields SA1 3TY

**Offers in the region of £89,995**

Two Bed, Mid-Terrace Property  
In Need Of Upgrading Throughout  
Popular Location In Sandfields  
Ideal Investment Or Family Home  
Early Viewing Recommended. No Chain.  
EER: D59



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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/56338/091117**

## **DESCRIPTION**

A mid-terrace property situated in the popular location of Sandfields, being close to Swansea city centre, Swansea beach, Uplands and Swansea University.

The property does require updating but benefits from partial double glazing, is within walking distance from St Helens Primary school, and has an enclosed garden which is currently overgrown. Viewing is highly recommended on this property which we feel may be of interest to investors as well as owner occupiers. EER: D59

## **HALLWAY**

Entered via double glazed door to front, laminate flooring, stairs to first floor, radiator, single glazed obscure window to lounge, understairs storage cupboard, door to;

## **LOUNGE/DINING ROOM**

22'6 x 11'6/9'5 (6.86m x 3.51m)

Double glazed window to front, single glazed leaded window to rear, laminate flooring, radiator.

## **KITCHEN**

15'1 x 7'10 (4.60m x 2.39m)

Single glazed window to side, laminate flooring, fitted with wall and base units with worktop over,

stainless steel sink and drainer unit, radiator, rear porch area, door to;

## **BATHROOM**

Single glazed window to rear, vinyl flooring, WC, pedestal wash hand basin, panel bath, part tiled walls, radiator.

## **LEAN-TO UTILITY ROOM**

Fitted with wall and base units with worktop over, sliding door to rear porch area, sliding door to rear garden.

## **FIRST FLOOR LANDING**

Single glazed window to rear, built-in storage cupboard, doors to;

## **BEDROOM ONE**

14'11 x 11'0 (4.55m x 3.35m)

Double glazed window to front, radiator, coved ceiling, door to storage cupboard.

## **BEDROOM TWO**

11'2 x 9'4 (3.40m x 2.84m)

Double glazed window to rear, radiator, coved ceiling, door to storage cupboard, door to airing cupboard.

## **EXTERNALLY**

To the rear of the property is an enclosed garden which is currently overgrown.

## **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](mailto: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**

From our Swansea office, Proceed up Walter Road and take the 2nd left onto Henrietta street. At Junction turn right onto St Helens Road. Go to traffic lights and turn left onto Beach Street. Take the 2nd left onto Vincent Street where this property will be located on the left-hand side just before the school.