

NEW
INSTRUCTION



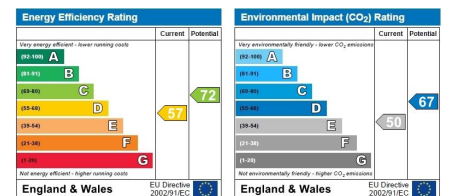
8 Frogmore Avenue, Sketty SA2 9DJ

Offers in the region of £149,950

Mid Terrace Property Offering Flexible &
Versatile Accommodation

Fabulous Central Sketty Location

Ideal First Time Purchase or Investment
Opportunity
EER D57



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DESCRIPTION

A mid terrace property situated in this fabulous central Sketty location, within walking distance of all the local amenities Sketty has to offer. The property is also within walking distance of the local college, Singleton Hospital and Swansea University, with the new bay campus and city centre just a short drive away.

The property offers flexible and versatile accommodation arranged over three floors, it has two bedrooms and three reception rooms one of which was previously used as a third bedroom. The property would benefit from some cosmetic updating, however it would be a great first time purchase or investment buy. There is no onward chain. EER D57.

ENTRANCE HALL

Entered via double glazed front door. Wood effect laminate flooring, stairs leading to first floor, doors to;

LOUNGE

10'2 x 10'1 (3.10m x 3.07m)
Previously used as a third bedroom, good size room with double glazed bay window to front.

SITTING ROOM

12'6 x 10'3 (3.81m x 3.12m)

Double glazed window to rear overlooking the garden, fitted cupboard.

INNER HALLWAY

Stairs leading to lower ground floor. Door to;

BATHROOM

8'2 x 6'8 (2.49m x 2.03m)

Three piece suite comprising panel bath with mains shower over, wash hand basin and low level w.c. Part tiled walls, double glazed window to rear.

LOWER GROUND FLOOR

KITCHEN

8'6 x 6'2 (2.59m x 1.88m)

Fitted with a range of wall and base units with co-ordinating work surfaces. Integrated four ring gas hob and electric oven. Plumbing for automatic washing machine and space for fridge freezer. Double glazed window to rear and external door leading to rear garden.

DINING/BREAKFAST ROOM

12'8 x 11'1 (3.86m x 3.38m)

Wood effect laminae flooring, double glazed window to rear. Stairs leading to ground floor.

SNUG

12'3 x 9'6 (3.73m x 2.90m)

Wood effect laminate flooring, fitted cupboards.

EXTERNALLY

To the front of the property is a forecourt garden and on street permit holder parking. The rear garden has a lawned area and concrete seating area. There is rear pedestrian access.

VIEWING

By appointment with the selling Agents on 01792 281122 or e-mail sketty@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 office in Sketty proceed onto Eversley Road, take the first turning left onto Frogmore Avenue where the property is located on the left hand side identified by our For Sale board.