



25 Clarence Street, Sandfields, Swansea, SA1 3QR

LOCATED IN THE SOUGHT AFTER AREA OF SANDFIELDS, THE PROPERTY IS IN EASY REACH OF SWANSEA BAY AND THE CITY CENTRE. The property comprises of open plan lounge/dining room, kitchen and bathroom to the ground floor. There are two bedrooms to the first floor. No chain. EPC-D.

Asking Price £130,000



ENTRANCE

Enter via UPVC double glazed glass panel door into:

PORCH

Glass panel wooden door into:

OPEN PLAN LOUNGE/DINING ROOM 5.35m x 4.05m (17'7" x 13'3")

UPVC double glazed window to front, uPVC double glazed window to rear, storage cupboard, two radiators, laminate flooring, stairs to first floor.

KITCHEN 3.22m x 2.12m (10'7" x 6'11")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, built under electric oven with four ring electric hob, wall mounted boiler, plumbed for washing machine, splash back tiles, radiator, laminate flooring, uPVC double glazed window to side.

INNER PORCH

UPVC glass panel door to side, storage area, laminate flooring.

BATHROOM

Three-piece suite comprising panelled bath with shower over, pedestal wash and basin with vanity unit under, low-level WC, majority tiled walls, storage unit, laminate flooring, P UPVC double glazed window to rear.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1 4.02m x 3.12m (13'2" x 10'3")

UPVC double glazed window to front, alcove, radiator, laminate flooring.

BEDROOM 2 3.47m x 2.40m (11'5" x 7'10")

UPVC double glazed window to rear, radiator.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 646060

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

