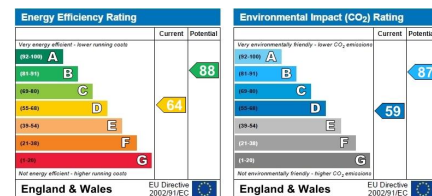




22 Spring Terrace, Sandfields SA1 3TD

Offers in the region of £129,995

Popular Residential Area
Well Presented
Low Maintenance Garden
EPC D64



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DESCRIPTION

A Well Presented End Terrace, Located In The Very Popular Sandfields Area. The Sandfields area of Swansea is renowned for its excellent access to Swansea City Centre, and many of the amenities it has on offer, which include a range of shops, bars and restaurants. Also located nearby there's Swansea Beach, Swansea University and the Sa1 Waterfront, with Singleton hospital located less than 3 miles up the road. The property offers bright and airy accommodation, with generously proportioned rooms throughout. We'd highly recommend viewing this property which we feel would be an ideal first time buy or investment. EER: D64

ENTRANCE PORCH

Enter via double glaze, composite door to the front elevation. Door leading into:-

LIVING ROOM

22'9 x 11'7 (72'2" x 36'1")
Double glazed window to front. Stairs to first floor. Two radiators. Door leading into:-

KITCHEN

14'3 x 11'6 (45'11" x 36'1")
Comprising of wall and base wall units with worktop over. Stainless steel sink with mixer and drainer. Integrated electric oven with four ring gas hob over. Wall mounted gas boiler. Plumbing for washing machine. Space for fridge freezer. Radiator. Lino flooring. Double glazed door to rear leading to garden. Double glazed windows to side and rear.

FIRST FLOOR LANDING

Carpeted flooring. Doors leading into:-

BEDROOM ONE

14'7 x 11'1 (45'11" x 36'1")
Double glazed window to front. Radiator. Carpeted flooring.

BEDROOM TWO

14'1 x 7'7 (45'11" x 23'0")
Double glazed window to rear. Radiator. Carpeted flooring.

BATHROOM

Three piece suite comprising of:- white wash hand basin, low level w.c. And shower cubicle with glass screen and electric shower over. Tiled walls. Radiator. Airing cupboard housing hot water tank. Double glazed window to rear.

EXTERNALLY

To the rear there is a low maintenance walled garden laid with pavers.

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

From our Swansea Showroom, proceed along Walter Road turning left onto Henrietta Street. Turn left at the junction onto St Helens Road and then right onto Richardson Street. Take third right into Spring Terrace where the property will be found on the right-hand side as identified by our For Sale Board.