



94 Ysgol Street, Port Tennant SA1 8LE

Offers in the region of £99,995

Large Spacious Rooms
End Terrace
Popular Residential Area
EER: TBC

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KJ/DT/73052/141019

DESCRIPTION

A spacious end of terrace property situated in the popular Port Tennant area of Swansea, which has excellent access to the M4 Motorway, Swansea City Centre, Swansea University and the SA1 Waterfront.

The property benefits from generously proportioned rooms, gas central heating and has an enclosed and private rear garden. We'd highly recommend viewing this property which we feel may be of interest to first time buyers, families and investors. EER: TBC

ENTRANCE PORCH

Enter via door to front, tiled flooring, double glazed door to:

INNER HALL

Double panel radiators, stairs to first floor, door to:

FRONT ROOM

13' x 11' (3.96m x 3.35m)
Window to front, single panel radiator, carpet.

RECEPTION ROOM

21' x 14' (6.40m x 4.27m)
Double glazed window to rear, laminate flooring, coved ceiling, decorative fireplace back boiler behind, mantle and hearth, step down to:

KITCHEN

12' x 7' (3.66m x 2.13m)
Fitted with a range of wall and base units with worktop over, stainless steel sink with drainer and mixer tap, built-in double oven, 4 ring ceramic hob with extractor over, tiled splash-back, tiled floor, space for fridge, windows and doors to side elevation leading to:

LEAN-TO

11' x 5' (3.35m x 1.52m)
Base units with worktop over, space for freezer, plumbing for washing machine, tiled floor, double glazed windows to side and rear, double glazed door to rear leading out to the rear garden.

FIRST FLOOR LANDING

Laminate flooring, access to loft.

BEDROOM ONE

11'1 x 11' (3.38m x 3.35m)
Window to rear, built-in wardrobes, carpet.

BEDROOM TWO

14' x 9' (4.27m x 2.74m)

Two windows to front, built-in wardrobes, double panel radiator.

BEDROOM THREE

10' x 8' (3.05m x 2.44m)
Window to front, laminate flooring.

SHOWER ROOM

8' x 7' (2.44m x 2.13m)
Suite comprising of a freestanding shower with glass screen, pedestal wash hand basin, low level WC, laminate flooring, airing cupboard housing water tank, double panel radiator, double glazed window to rear.

EXTERNALLY

To the rear there is a small enclosed garden in need of maintenance.

SERVICES

We are advised mains services are connected.

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

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisSwan or on
facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

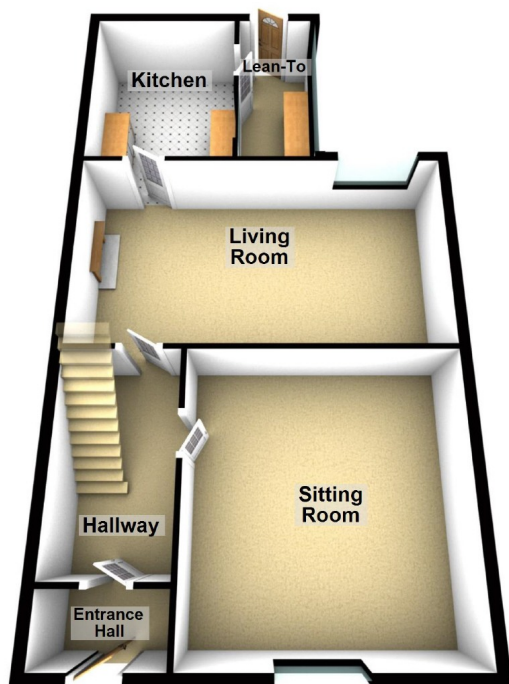
GENERAL NOTE

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.

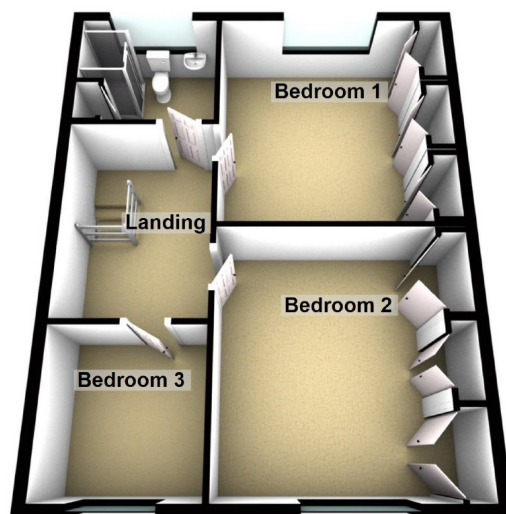
DIRECTIONS

From our Swansea Showroom Proceed along Walter Road and onto Mansel Street. Proceed to the Station and turn right onto High Street. Turn left at the traffic lights and proceed along The Strand turning right at the traffic lights. Proceed through the next two sets of traffic lights and over the bridge into St Thomas turning right onto St Ledger Crescent. Turn right onto Port Tennant Road and left again onto through road and take the 4th right hand turn onto Ysgol Street where the property will be found on the right hand side as identified by our John Francis For Sale board.

Ground Floor



First Floor



For illustration purposes only. Not to scale.

Plan produced using PlanUp.

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**John.
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www.johnfrancis.co.uk