



28 Peter Terrace, Swansea SA1 6FJ

Offers in the region of £75,000

Two Bed End Of Terrace House In Waun Wen
Close To City Centre & Local Schools
Open Plan Lounge/Dining Room
Viewing Essential!
EPC: TBC

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

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.

KJ/WJ/77265/250820

DESCRIPTION

This traditional end terrace property is located in Waun Wen on the edge of the city centre offering good access to all the shopping, leisure and social amenities that the city centre offers. This property features a open plan Lounge/Dining Room, kitchen, two bedrooms, with a bathroom upstairs and enclosed rear garden. Further benefits include gas central heating system. Ideal investment opportunity. EPC: TBC

PORCH

Entered via double glazed door to front, carpet, dado rail, door to;

LOUNGE/DINING ROOM

19'10 x 13'6 (6.05m x 4.11m)
Double glazed window to front, carpet, electric fireplace with wood mantle surround, radiator, stairs to first floor, door to;

KITCHEN

13'3 x 7'10 (4.04m x 2.39m)
Fitted with a range of wall and base units with worktop over, stainless steel sink and drainer, space for electric free standing cooker, space for washing machine, space for fridge/freezer, laminate flooring, radiator, double glazed

window and double glazed door to rear.

FIRST FLOOR LANDING

Carpet, loft access, doors to;

BEDROOM ONE

13'6 x 8'8 (4.11m x 2.64m)
Double glazed window to front, laminate flooring, radiator, fireplace, storage cupboard housing an Ariston combination boiler.

BEDROOM TWO

11' x 6'9 (3.35m x 2.06m)
Double glazed window to rear, radiator, carpet.

BATHROOM

7'10 x 7'7 (2.39m x 2.31m)
Frosted double glazed window to rear, three piece suite comprising wash hand basin, WC, bath, part tiled walls, laminate flooring, radiator, storage cupboard.

EXTERNALLY

To the rear there are steps leading up to a patio area and a **SHED**.

SERVICES

We are advised that mains services are connected to the property.

PLEASE NOTE

Please note there is Japanese Knotweed within the vicinity but not in the boundary of the garden. If you would like to discuss this further

please call the office for more information.

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 office in Swansea proceed down Mansel Street and filter left onto Dyfatty Street. At Dyfatty lights turn left onto Carmarthen Road. Take the fourth turning left onto Waun Wen Road and take the second left onto Peter Terrace. The property will be found on the right hand side.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(65-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		36	77
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(65-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		36	77
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**John.
Francis**