



19 Wern Road, Landore, Swansea, SA1 2PA

Offers In The Region Of £99,950

A perfect first time purchase as this lovely property has been recently upgraded with the kitchen fitted with modern on trend grey gloss units and integrated hob and oven, white bathroom suite and gas combination boiler. The property has also been fully redecorated so is ready to move in. The location is conveniently located for Swansea City Centre, Morfa Retail Park and M4.

The accommodation comprises to the ground floor; porch, lounge/dining room, kitchen and bathroom. To the first floor are two double bedrooms. To the rear is an enclosed garden. The property is offered for sale with No Chain and viewing is recommended. EPC Rating - D.

The Accommodation Comprises

Ground Floor

Entrance

Entered via ? glazed uPVC door to porch.

Porch

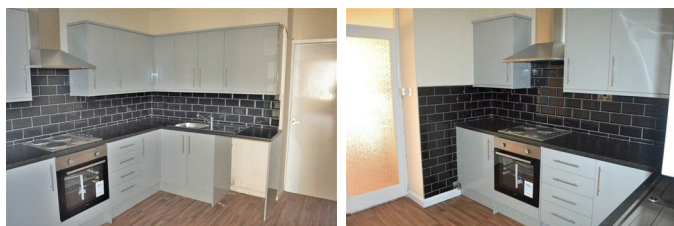
Door to lounge.

Living/Dining room. 23'4" x 13'7" Max (7.11 x 4.14 Max)



Double glazed window to the front, glazed door with side panel to kitchen, staircase to the first floor, gas fire with surround, laminate flooring, two radiators.

Kitchen 13'7" x 9'2" (4.14 x 2.80)



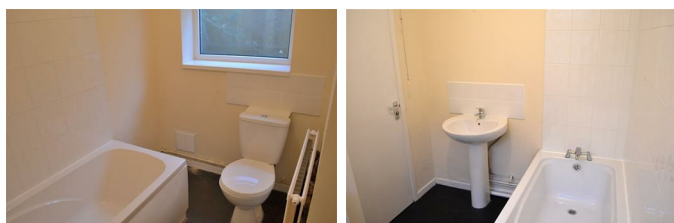
Fitted with a range of recently installed wall and base units with worktop over. Stainless steel sink and drainer, built-in four ring electric hob and oven with extractor fan over, tiled splash backs, radiator.

Storage 4'1" x 4'1" (1.24 x 1.25)

Rear Porch

Door to rear.

Bathroom



Three piece suite comprising a bath, wash hand basin and w/c. Double glazed window to rear, radiator.

First Floor

Bedroom 1 10'6" x 13'7" (3.21 x 4.14)



Double glazed window to front, radiator.

Bedroom 2 12'5" x 7'8" (3.79 x 2.33)



Double glazed window to rear, airing cupboard housing recently fitted gas combination boiler, radiator.

External



Enclosed rear garden.

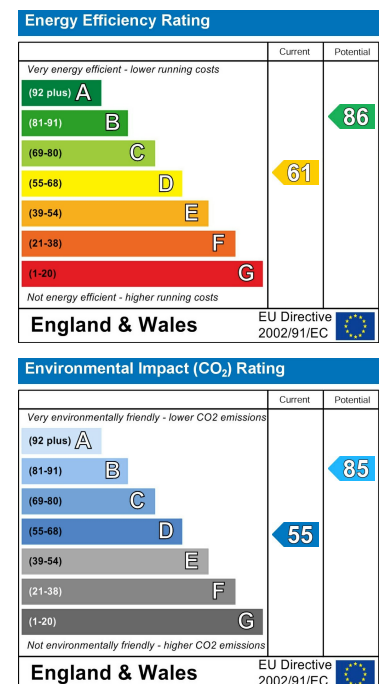
Floor Plan



Area Map



Energy Efficiency Graph



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