



## 9 Reginald Street, Port Tennant, Swansea, City And County of Swansea, SA1 8JX Offers In The Region Of £136,950

A well presented three bedroom middle terrace property in Port Tennant. Situated close to local amenities and easy access to schools, City Centre and M4, making it ideal for families and first time buyers. Within walking distance to SA1 waterfront and Swansea Bay University Campus.

This delightful property comprises to the ground floor; hallway, lounge/dining room, modern kitchen and utility room. To the first floor is a landing, one double bedroom to the front, two bedrooms and the bathroom. Externally the property has a rear garden with artificial lawn and patio area. The property benefits gas central heating and double glazed windows.

EPC rating - D

## The Accommodation Comprises

### Ground Floor

#### Entrance

Entry via composite door to porch.

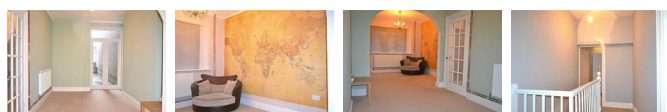
#### Porch

Door to hallway.

#### Hallway

Stairs to first floor landing, doors to lounge/dining room and kitchen.

#### Lounge/Dining Room 23'10" x 8'10" (7.26 x 2.69)



Double glazed window to front, two radiators, double glazed french doors to rear of property.

#### Kitchen 12'10" x 9'8" (3.92 x 2.95)



Double glazed window to side, a range of stylish wall and base units with worktop over. Inset stainless steel sink with drainer and mixer tap. Free standing electric cooker with splashback and stainless steel extractor hood. Wall mounted gas combination boiler, radiator, door to utility room.

#### Utility Room 9'4" x 9'8" (2.85 x 2.95)



Double glazed window to side and to rear, storage cupboard, range of wall and base units with worktop over. Inset stainless steel sink with mixer tap, plumbing for washing machine, radiator, uPVC door to rear garden.

### First Floor

#### Landing

Doors to all three bedrooms and bathroom.

#### Bedroom 1 11'0" x 15'9" (3.35 x 4.80)



Double glazed window to front, radiator.

**Bedroom 2 12'6" x 9'0" (3.80 x 2.74)**



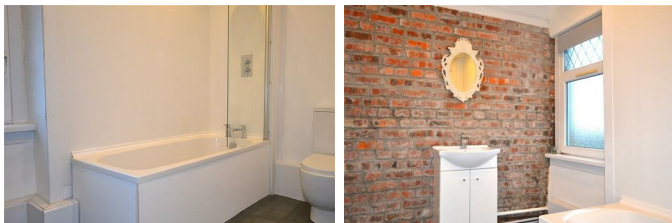
Double glazed window to rear, radiator.

**Bedroom 3 7'9" x 7'0" (2.35 x 2.13)**



Double glazed window to side, radiator.

**Bathroom 10'7" x 7'3" (3.22 x 2.22)**



Double glazed frosted window to rear, three piece suite comprising wash hand basin, low level w/c and panelled bath. Original brick feature wall, heated towel rail.

**Rear Garden**

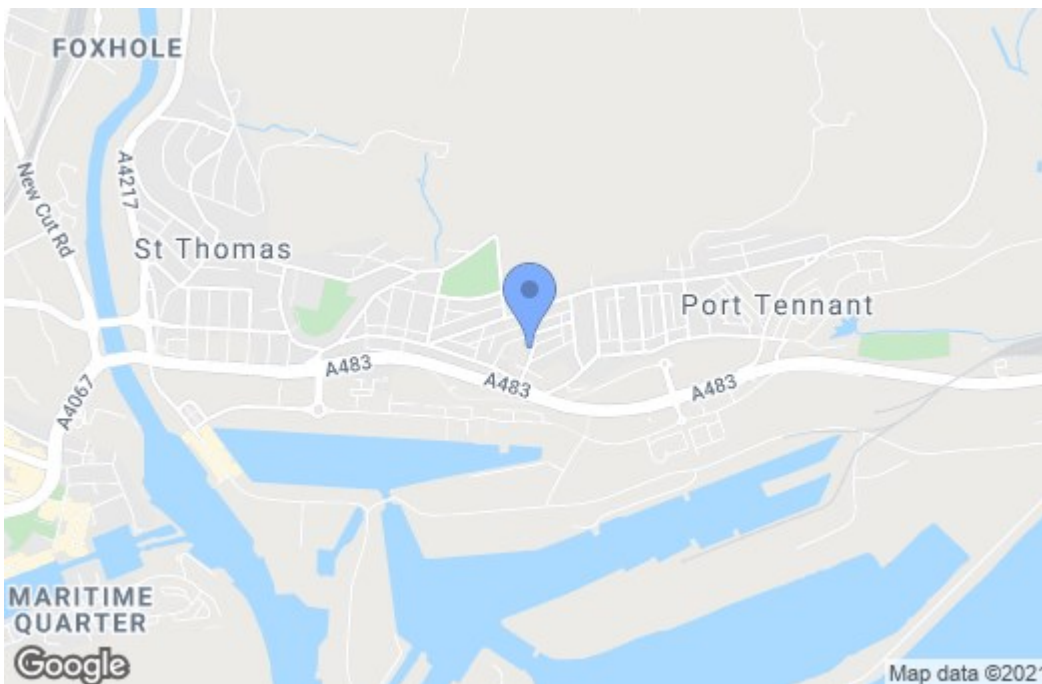


Patio area, artificial lawn and rear gate to pedestrian walkway.

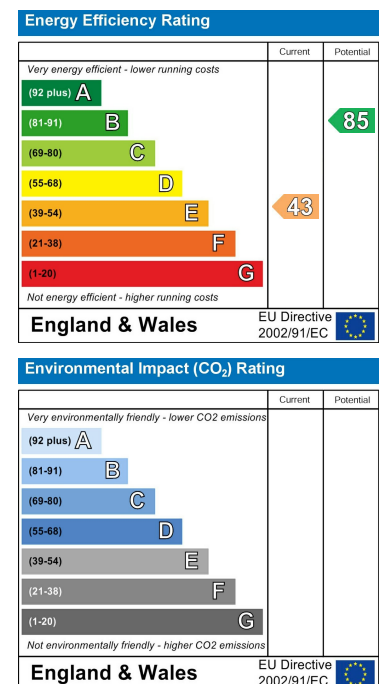
## Floor Plan



## Area Map



## Energy Efficiency Graph



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