



184 Hanover Street, Swansea, City and County of Swansea, SA1 6BP

Asking Price £135,000

A two bedroom ideal family home with attic room in need of modernisation. Being close to the city centre the property benefits from a range of shops and local amenities as well as residential parking to the front of the property, double glazing throughout and gas central heating.

The property briefly comprises to the ground floor of a porch, hallway, lounge, dining room, kitchen and utility room. To the first floor a landing with stairs leading to an attic room, two bedrooms and a bathroom.

EPC Rating – E.

Entrance

Entry via upvc door to porch.

Porch

Tiled floor, door to hallway.

Hallway

Radiator, stairs to first floor.

Lounge 10'1" x 12'9" (3.07 x 3.89)

Double glazed bay window to front, gas fire, carpeted, radiator.

Dining Room 13'1" x 10'0" (4.0 x 3.04)

Double glazed window to utility room, carpeted, gas fireplace, radiator.

Kitchen 8'9" x 8'1" (2.66 x 2.47)

A range of eye level and base units with worktop over, inset stainless steel sink with drainer, space for electric cooker, double glazed window to rear, door to utility room, radiator.

Utility Room

Plumbing for washing machine, frosted double glazed door and window to rear garden.

Landing

Carpeted, storage cupboard, stairs to attic, radiator.

Bedroom 1 10'2" x 16'0" (3.11 x 4.88)

Double glazed window to front, carpeted, storage cupboard, radiator.

Bedroom 2 13'0" x 10'4" (3.96 x 3.14)

Double glazed window to rear, carpeted, airing cupboard housing gas combination boiler.

Bathroom

Four piece suite comprising of walk in bath with shower over, WC, pedestal wash hand basin and shower cubicle, frosted double glazed windows to side and rear, radiator.

Attic 16'0" x 11'9" (4.88 x 3.57)

Stairs leading to an attic room with velux window.

Rear Garden

Paved low maintenance garden with a mixture of mature shrubs and rear access to lane.

Agents Note

Please be advised that the vendor is purchasing the Freehold and the property will be Freehold on completion.

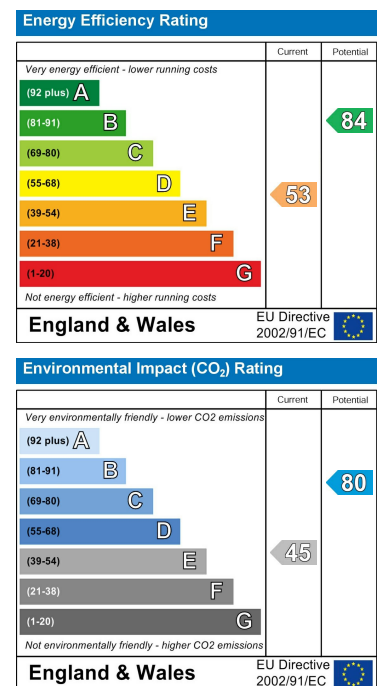
Floor Plan



Area Map



Energy Efficiency Graph



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