

John. Francis

www.johnfrancis.co.uk

naea | propertymark

PROTECTED



The Property
Ombudsman



NEW
INSTRUCTION



**15 Pentre Treharne Road,
Landore SA1 2PN**

Offers in the region of £122,500

3 Double Bedrooms

22" Living Room

Views Of Swansea Valley To Rear

Popular residential Area

EPC E51

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/73262/070121

DESCRIPTION

Modern, Spacious & Contemporary Living. An exciting opportunity to purchase this well presented property situated in the popular residential area of Landore, only a stones throw from the school. This traditional end-terrace offers versatile family living with a large open plan living area and three double bedrooms. To the rear you can enjoy views of the Liberty Stadium and the far reaching Swansea Valley. Landore is located on the outskirts of Swansea City Centre, benefiting from excellent commuter links into the centre and to the M4, along with the vast retail parks and schools the area has to offer.

ENTRANCE HALL

Entered via double glazed door to front, laminate flooring, opening to;

LIVING ROOM

22' x 15'3 (6.71m x 4.65m) Spotlights to ceiling, coved ceiling, stairs to first floor, under stairs storage cupboard two double panelled radiators, single panel radiator, double glazed window to front, double glazed French doors to rear garden, laminate flooring, decorative fireplace with a stone hearth and wooden mantle.

KITCHEN

11'11 x 8'4 (3.63m x 2.54m) Wall and base unit with worktop over, integrated electric oven with a 4 ring gas hob and stainless steel splashback, stainless steel extractor fan, stainless steel sink with drainer and mixer tap, tiled splashback, cupboard housing the combination boiler, space

for fridge and freezer, double panelled radiator, double glazed window to side and rear, double glazed obscure door to side leading to the rear, laminate flooring, spotlights to ceiling.

FIRST FLOOR LANDING

Carpeted flooring, centre ceiling light, access to roof space. The third bedroom which is accessed via steps.

BEDROOM THREE

12'1 x 8'5 (3.68m x 2.57m) Double glazed window to side, skylight to ceiling, two ceiling lights, single panel radiator, carpeted flooring.

BEDROOM TWO

10'9 x 9'9 (3.28m x 2.97m) Double glazed window to rear, double panelled radiator, centre ceiling light, carpeted flooring.

BATHROOM

Four piece suite comprising built-in shower with glass door, panelled bath with tiled splashback, pedestal wash hand basin, WC, laminate flooring, centre ceiling light, double panelled radiator, obscure double glazed window to front.

BEDROOM ONE

10'8 x 9'2 (3.25m x 2.79m) Double glazed window to front, double panelled radiator, carpeted flooring, centre ceiling light.

EXTERNALLY

There is concrete steps that lead down to a concrete hardstanding. The rear enclosed garden is laid mainly to lawn with a concrete path leading to the back. There is side pedestrian access. The garden overlooks views of the Liberty Stadium and Swansea Valley below.

SERVICES

We are advised that mains services are connected to

the property.

PLEASE NOTE

Japanese knotweed has been sighted to the rear of the property, but not inside the boundary. There is an insurance backed guarantee in place.

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

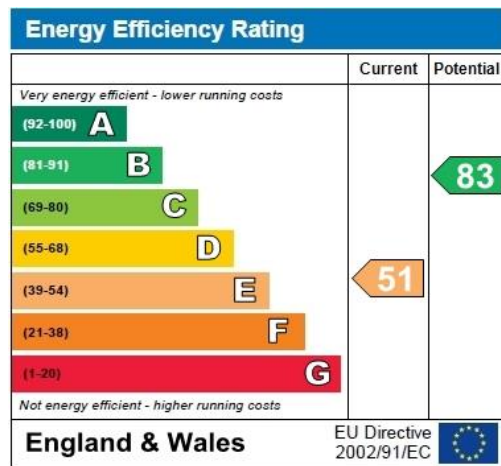
From our Swansea Office, proceed down Mansel Street. Go through the lights and filter left onto Dyfatty Street. At the next set of lights, go through and filter left until Llangyfelach Street. Proceed along the street and take the forth turning right onto Plough Road. At the end of the road, turn right onto Pentre Treharne Road and the property is on the right-hand side identified by our John Francis For Sale Board.



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.

15 Pentre Treharne Road, Landore SA1 2PN



**John.
Francis**