



## 37 Trafalgar Place, Brynmill, Swansea, SA2 0BU

**£155,000**

A three bedroom middle terraced property, perfect for a first time buyer or for investment purposes. Located very close to Swansea City Centre, University, the sea front and has good access to local amenities.

The accommodation briefly comprises to the ground floor; porch, hallway, lounge, dining room, kitchen and utility room. To the first floor; all three bedrooms and bathroom, externally there is an enclosed rear garden with access to rear lane. EPC Rating - D.

## The Accommodation Comprises

### Ground Floor

#### Entrance

Via uPVC door to porch.

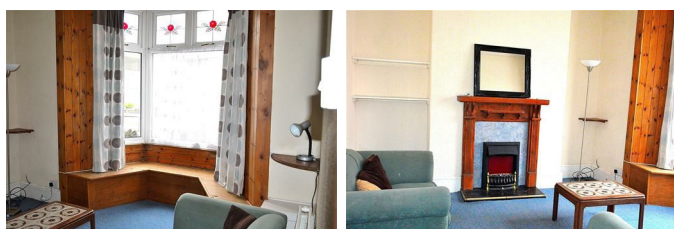
#### Porch

Glass panelled wooden door to hallway.

#### Hallway

Doors to lounge, dining room and kitchen. Radiator, stairs to first floor.

#### Lounge 11'0" x 12'3" (3.35m x 3.73m)

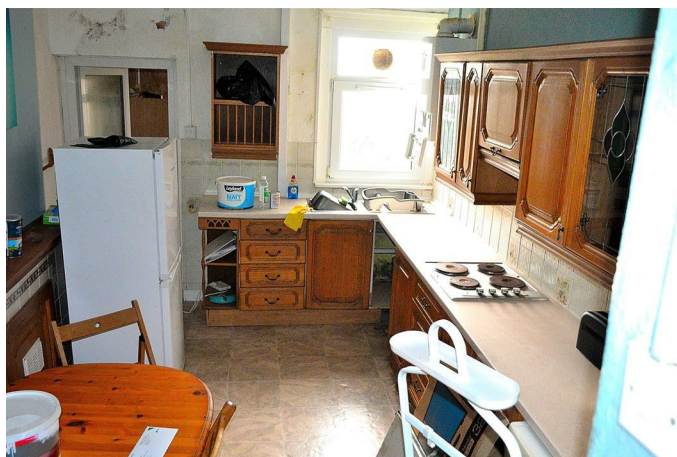


Double glazed bay window to front, radiator.

#### Dining Room 11'6" x 10'2" (3.51m x 3.09m)

Double glazed window to rear, radiator.

#### Kitchen 14'7" x 10'0" (4.44m x 3.05m)



Double glazed window to rear, fitted with a range of wall and base units with worktop over, inset stainless steel sink with drainer and mixer tap. Integrated electric four ring hob with concealed extractor hood over, fitted electric oven. Plumbed for dishwasher, part tiled splash back. Radiator, door to utility room.

#### Utility 6'7" x 6'7" (2.00m x 2.00m)

Double glazed window to side, plumbed for washing machine, door to rear garden.

### First Floor

#### Landing

Doors to all three bedrooms and bathroom.

#### Bedroom 1 11'0" x 15'5" (3.35m x 4.71m)



Two double glazed windows to front, radiator.

#### Bedroom 2 11'6" x 9'5" (3.51m x 2.87m)



Double glazed window to rear, radiator.

## Bathroom



Double glazed frosted window to side, three piece suite comprising; panelled bathtub, wash hand basin, low level w/c, radiator.

## Bedroom 3 11'7" x 10'0" (3.52m x 3.05m)



Double glazed window to rear, radiator.

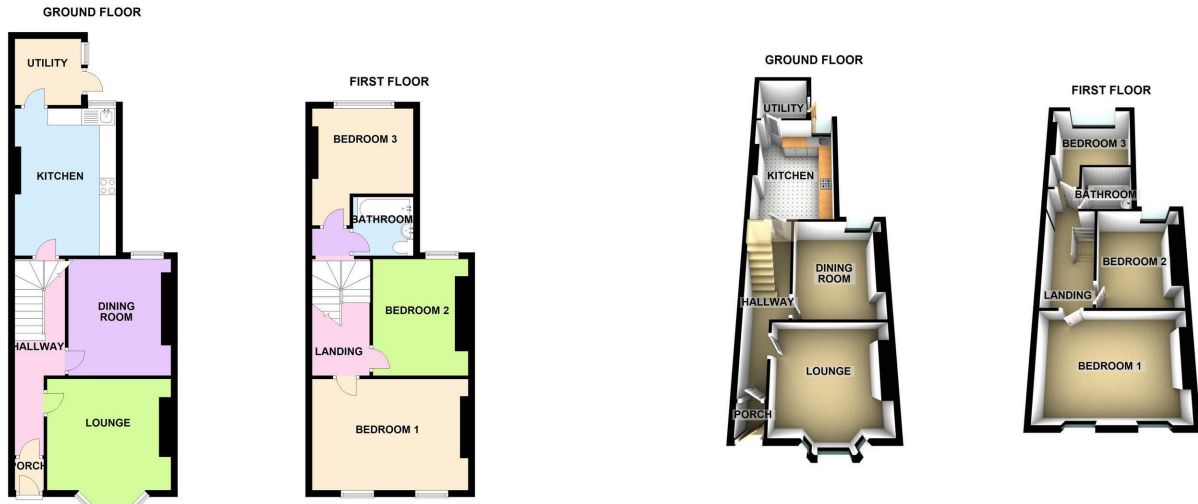
## External

### Rear Garden



Enclosed rear garden with gate onto rear lane.

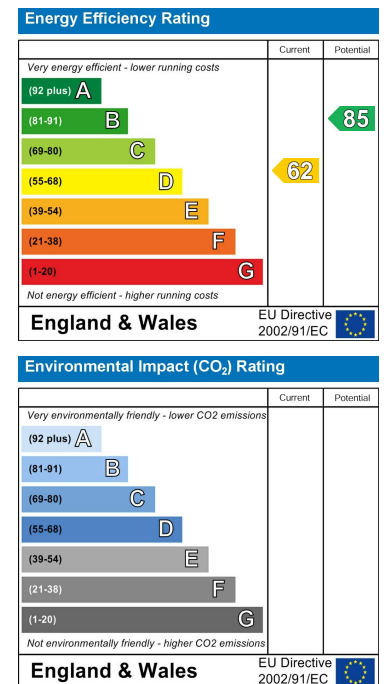
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.