



## 152 Hanover Street

, Swansea, SA1 6BP

**Offers In The Region Of £149,000**



A three bedroom end terraced property located close to Swansea City Centre, ideal investment opportunity. The location benefits from close proximity to a range of shops and local amenities, Singleton Hospital, Swansea University, M4 and Swansea Bay.

The property comprises to ground floor; entrance hall with stairs to the first floor, dining room, lounge, kitchen, shower room and rear porch leading to garden. To the first floor; bedrooms one and two, shower room and kitchen. To the second floor; bedroom three and externally there is a lower courtyard with steps up to a patio with a pond and walled rear garden with access to Rose Hill. EPC: 39/E 76/C



## The Accommodation Comprises

### Ground Floor

#### Entrance

Via wooden door to side of property.

#### Hall

Door to dining room, stairs to first floor.

#### Dining Room 12'9" x 12'5" (3.89m x 3.78m)

Door to lounge, radiator, opening to porch.

#### Lounge 19'4" x 12'9" (5.90m x 3.89m)

Windows to front and side, double wooden doors to Hanover street.

#### Rear Porch

Opening to kitchen, door to rear garden.

#### Kitchen 7'9" x 10'4" (2.37m x 3.16m)

Double glazed window to rear, fitted with a range of base and wall units with worktop over, inset stainless steel sink with drainer, space for free standing gas cooker. Radiator, door to shower room.

#### Shower Room

Double glazed frosted window to rear, three piece suite comprising; wet room style shower, low level w/c and wash hand basin, radiator.

### First Floor

#### Landing

Two double glazed windows to side, doors to bedrooms,, bathroom and kitchen, stairs to second floor.

#### Bedroom 1 19'0" x 12'0" (5.78m x 3.67m)

Double glazed windows to front and side, two radiators.

#### Bedroom 2 12'5" x 13'3" (3.79m x 4.05m)

Double glazed window to rear, radiator.

#### Shower Room

Double glazed frosted window to rear, three piece suite comprising; walk in shower - unfinished, low level w/c, wash hand basin, heated towel rail.

#### Kitchen 10'2" x 14'10" (3.11m x 4.53m)

Double glazed windows to side, fitted with a range of base and wall units with worktop over, inset stainless steel sink with drainer and mixer tap. Space for free standing gas cooker, plumbed for washing machine, radiator, door to rear garden.

### Second Floor

#### Bedroom 3 16'1" x 15'5" (4.89m x 4.69m)

Double glazed window to front, radiator.

### External

#### Rear Garden

Lower courtyard with steps up to a patio, in enclosed walled garden with built in bond, double gate onto Rose Hill.

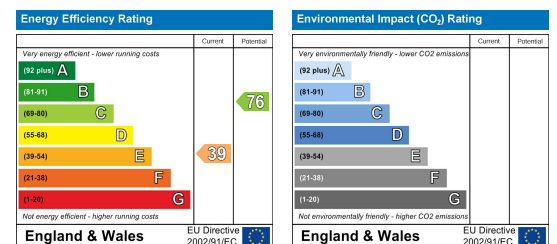
## Area Map



## Floor Plans



## Energy Efficiency Graph



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