



SMITHS
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35 Pentre Treharne Road, Swansea, SA1 2PN
Offers Over £140,000

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Entrance Porch

5'2" x 4'11" (1.58 x 1.51)



Enclosed entrance with PVCu external door, laminate flooring and part glazed door through to the living area.

Living/Dining Room

21'0" x 17'7" (6.41 x 5.38)



Expansive open plan living area, with plenty of space for defined living & dining areas with laminate flooring, PVCu bow window to the front aspect, dual radiators, gas fireplace & surround, PVCu casement window to the rear aspect, tv point and elegant coving to the ceiling.

Kitchen

10'9" x 9'5" (3.30 x 2.89)



Fitted kitchen featuring a range of bright white wall & base units, with stainless steel sink, cabinet mounted double ovens, integral dishwasher and integral fridge freezer. Also with integral breakfast table, laminate flooring, PVCu windows & external door and further door through to the utility room.

Utility Room

6'2" x 5'11" (1.88 x 1.82)



Useful utility area comprising space for appliances, storage cupboard, radiator, PVCu windows with panoramic views and door to the WC.

WC

5'11" x 2'11" (1.81 x 0.91)



Part tiled downstairs cloakroom with PVCu window, radiator, sink & WC.

Landing

14'4" x 3'2" (4.39 x 0.99)



Expansive landing featuring fresh paintwork, wood bannister, stripped flooring and doors to the bedrooms & bathroom.

Bathroom

9'10" x 5'11" (3.02 x 1.82)



Large fully tiled bathroom featuring PVCu windows, heated towel rail, shower cubicle, sink, bath and WC.

Bedroom One

17'11" x 9'11" (5.48 x 3.04)



Main bedroom with stripped flooring, fresh paintwork and dual radiators & PVCu windows to the front aspect.

Bedroom Two

11'10" x 10'7" (3.63 x 3.25)



Second double bedroom comprising stripped flooring, fresh paintwork, PVCu windows to the rear aspect with views of the Liberty Stadium and built in storage cupboard.

Bedroom Three

9'7" x 6'7" (2.93 x 2.03)



Single bedroom featuring stripped flooring, fresh paintwork, radiator and PVCu windows with panoramic views across Swansea, towards the Liberty Stadium.

External



The property is located on a generous plot with a front yard and side gated access. To the rear, the terrace is accessed via the kitchen door with steps down to the spacious garden which is lawned and level, perfect for children playing or for pets.

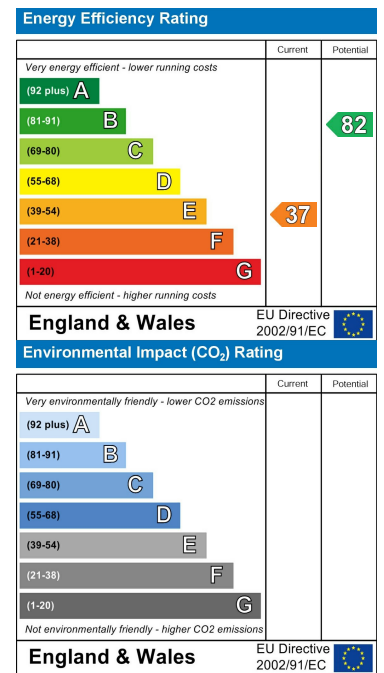
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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