



## 14 Pentretreharne Road

Landore, Swansea, SA1 2PN

**Offers In The Region Of £110,000**



## **GENERAL INFORMATION**

We are extremely pleased to bring to market this deceptively spacious property in Landore, Swansea. Considered an ideal FTB, this immaculately presented home comprises of entrance porch, entrance hall, lounge, dining room, kitchen, shower room and three double bedrooms. The property further benefits from gas central heating and UPVC double glazed window's and doors throughout. Externally the property offers on street parking to the front and a gated side access which leads to an elevated patio and lawned area perfect for entertaining. The property is very conveniently located close to local schools, amenities and offers good transport links to Swansea City Centre, Morfa Retail, Liberty Stadium and M4 Motorway, EPC - E.



## **FULL DESCRIPTION**

### **ENTRANCE**

Enter via uPVC double glazed entrance door into:

### **PORCH**

Laminate flooring, door to:

### **ENTRANCE HALLWAY**

Radiator, stairs to first floor.

### **DINING ROOM**

12'4" x 10'8" (3.77 x 3.25)

UPVC double glazed window to rear, radiator, door to Storage cupboard, open plan door to:

### **LOUNGE**

12'4" x 9'11" (3.77 x 3.03)

UPVC double glazed window to front, storage cupboard.

### **KITCHEN**

10'0" x 8'7" (3.04 x 2.61)

Fitted with a range of with worktop space over base units, stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer and cooker, laminate flooring, two uPVC double glazed windows to side, door to:

### **INNER HALLWAY**

UPVC double glazed door to garden, door to Storage cupboard.

### **SHOWER ROOM**

8'7" x 5'6" (2.61 x 1.68)

Three piece suite comprising shower, wash hand basin and WC, radiator.

### **FIRST FLOOR**

#### **LANDING**

Cupboard with wall mounted gas combination boiler, door to:

#### **BEDROOM 1**

15'7" x 10'2" (4.74 x 3.09)

Two uPVC double glazed windows to front, radiator.

#### **BEDROOM 2**

12'6" x 9'11" (3.81 x 3.03)

UPVC double glazed window to rear, radiator.

#### **BEDROOM 3**

12'10" x 8'7" (3.92 x 2.61)

UPVC double glazed window to rear, radiator.

#### **EXTERNAL**

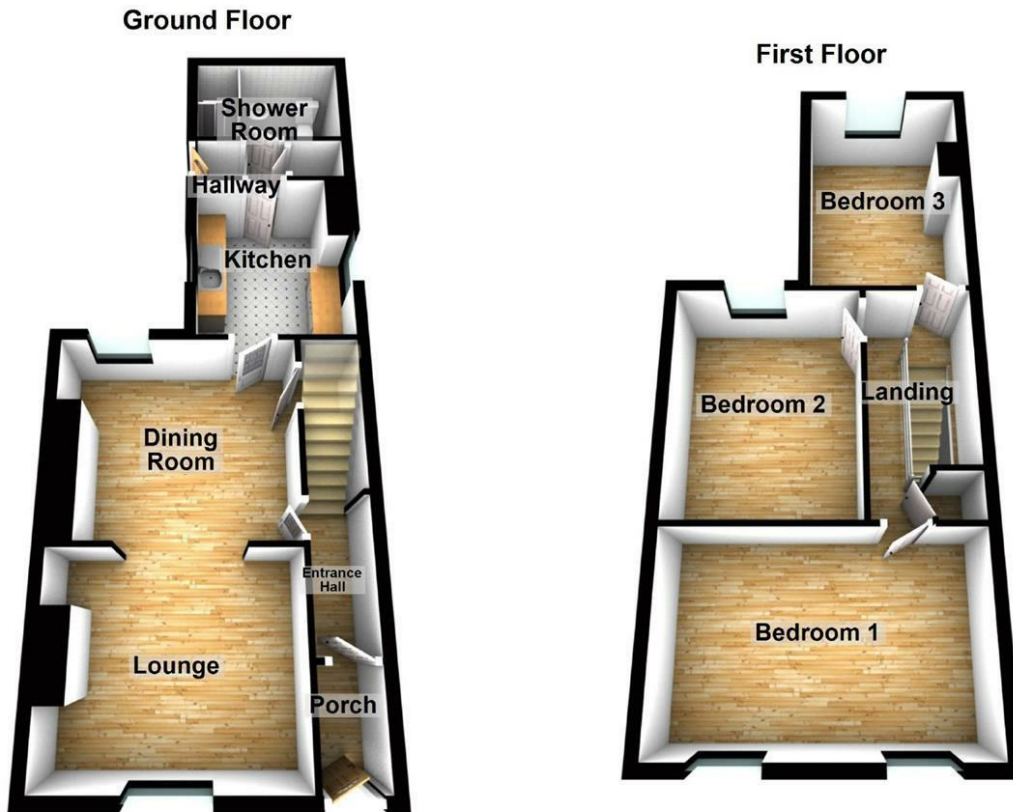
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#### **Tenure**

Freehold



# FLOOR PLAN



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 or representations 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.

## EPC

