



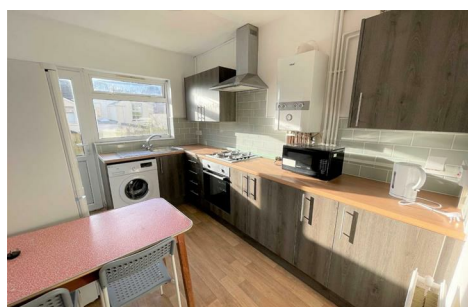
## 7 Page Street

, Swansea, SA1 4EZ

**Offers Over £145,000**



Situated in central Swansea we have this great investment opportunity. this property is made up of a ground floor one bed flat and a 2 bed maisonette to the first floor. The ground floor flat also offers a lounge to the front, Kitchen and a separate shower room. The Maisonette is made up of two bedrooms, bathroom and kitchen. Gas central heating and partially double glazed. VIEWING IS RECOMMENDED TO APPRECIATE LOCATION. EPC- Ground Floor - C, First Floor - D.



## FULL DESCRIPTION

### Ground Floor

#### Entrance Hall

14'2" x 6'7" (4.33m x 2.00m)

uPVC entrance door, storage cupboard, vinyl flooring, stairs to first floor.

#### Lounge

10'0" x 14'2" (3.05m x 4.33m)

UPVC double glazed bay window to front, radiator.

#### Bedroom

12'6" x 12'5" (3.80m x 3.78m)

UPVC double glazed window to rear, radiator.

#### Shower Room

Three piece suite comprising shower, pedestal wash hand basin and WC, vinyl flooring.

#### Kitchen/Breakfast Room

16'5" x 8'6" (5.01m x 2.59m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer, uPVC double glazed window to rear, radiator, vinyl flooring.

### First Floor

#### Landing

14'2" x 6'7" (4.32m x 2.00m)

Storage cupboard, stairs to second floor.

#### Lounge/Dining Room

10'1" x 17'7" (3.07m x 5.36m)

Two uPVC double glazed windows to front, radiator.

#### Bedroom 1

12'8" x 10'6" (3.86m x 3.20m)

Radiator.

#### Shower Room

Three piece suite comprising shower, pedestal wash hand basin and WC, radiator, vinyl flooring, uPVC double glazed window to side.

#### Kitchen

17'0" x 9'3" (5.19m x 2.83m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer, uPVC double glazed window to rear, radiator.

### Second Floor

#### Bedroom 2

17'4" x 16'7" (5.29m x 5.05m)

### External

#### External

Low maintenance garden to front and rear.

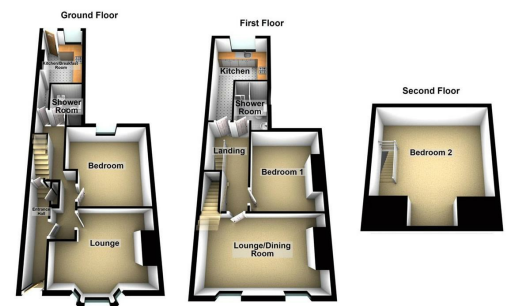
#### Tenure

Freehold

## AREA MAP



## FLOOR PLANS



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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