



## 68 Western Street

, Swansea, SA1 3JS

**Offers Over £125,000**



A mid terraced property in popular location close to Swansea city centre and within walking distance to Swansea sea front. The property comprises of lounge/diner, kitchen, ground floor bathroom and two bedrooms, The property also benefits from full uPVC double glazing, gas central heating and enclosed rear garden, Freehold. No onward chain. EPC-D.



## FULL DESCRIPTION

### ENTRANCE

Enter via uPVC double glazed door into:

### PORCH

Part wall panelling, laminate flooring, wooden glass inner door into:

### HALLWAY

Stairs to first floor, radiator.

### LOUNGE/DINING ROOM

23'5" x 11'1" (max) (7.14 x 3.37 (max))

UPVC double glazed window to front and rear, fire surround with electric fire, alcove shelving, two radiators.

### KITCHEN

13'2" x 8'3" (4.01 x 2.51)

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, built in oven and hob, part tiled walls, radiator, uPVC double glazed window to side, uPVC double glazed external door to side.

### BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c, fully tiled walls, radiator, storage cupboard, uPVC double glazed window to side and rear.

### FIRST FLOOR

#### LANDING

UPVC double glazed window to rear, loft access with pull down ladder, radiator.

#### BEDROOM 1

13'2" x 10'7" (4.02 x 3.22)

UPVC double glazed window to front, radiator.

#### BEDROOM 2

12'6" x 8'11" (max) (3.82 x 2.72 (max))

UPVC double glazed window to rear, cupboard housing wall mounted combination boiler, radiator.

### EXTERNAL

#### REAR

Enclosed rear garden with block built shed.

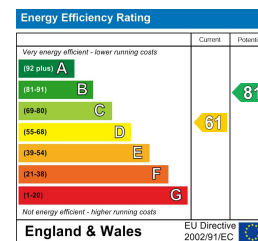
## AREA MAP



## FLOOR PLANS



## EPC



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