



## 5 Grey Street

Landore, Swansea, SA1 2PU

**Offers In The Region Of £107,000**



We are delighted to offer for sale this beautifully presented semi detached property in Landore. The property comprises of entrance hall, kitchen/breakfast room, lounge/dining room, three bedrooms, bathroom and separate W.C. The property further benefits from gas central heating and UPVC double glazed windows throughout. Externally the property offers a low maintenance garden to front and a side gate leading to an enclosed garden to rear. The property is perfectly situated close Swansea to City Centre, Liberty Stadium & Morfa Shopping Park. Viewing is highly recommended to appreciate what this property has to offer. EPC - E.



## FULL DESCRIPTION

### GROUND FLOOR

#### ENTRANCE HALL

UPVC double glazed front entrance door, radiator, stairs to first floor.

#### KITCHEN/BREAKFAST ROOM

17'11" x 12'6" (5.47 x 3.80)

Fitted with a matching range of base and eye level units with worktop space over. Stainless steel sink with drainer, space for electric cooker, space for fridge/freezer, UPVC double glazed windows to front, side and rear. UPVC double glazed door to side. Vinyl Flooring. Storage Cupboard, radiator.

#### LOUNGE/DINING ROOM

17'11" x 11'4" (5.46 x 3.45)

UPVC double glazed windows to front and rear, radiator, laminate flooring, beautiful feature electric fireplace with wooden surround.

### FIRST FLOOR

#### LANDING

Stairs to ground floor, UPVC double glazed window to rear. Access to loft.

#### BEDROOM 1

12'0" x 9'4" (3.66 x 2.84)

UPVC double glazed window to front, radiator. Storage space for clothes.

#### BEDROOM 2

10'11" x 10'3" (3.33 x 3.12)

UPVC double glazed window to front, radiator, storage cupboard housing gas combi boiler.

#### BEDROOM 3

11'0" x 7'5" (MAX) (3.35 x 2.26 (MAX))

UPVC double glazed window to rear, radiator.

#### W.C

UPVC double glazed window to rear, low level W.C, Vinyl flooring.

#### BATHROOM

Fitted with a two piece suite comprising of fitted bath and vanity wash hand basin, laminate flooring, UPVC double glazed window to rear, radiator..

#### EXTERNAL

Property is accessed via a concrete path to front with small lawned areas on both sides. There is a gate on the side of the property that leads to an enclosed garden to rear which offers lawned and patio areas.

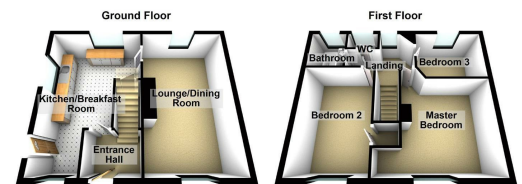
#### Tenure

Freehold

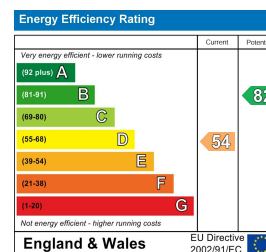
## AREA MAP



## FLOOR PLANS



## EPC



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