



17 Greenbank Road, Swansea, SA3 5ND

Offers In The Region Of £175,000

A delightful two bedroom home, with rear access. Situated in the popular area of West Cross, conveniently located for the highly regarded local primary and secondary schools and within walking distance to the many local amenities the area has to offer as well as being close by to the bustling seaside village of Mumbles. The accommodation briefly comprises, hallway, lounge kitchen breakfast room, rear porch which leads out on to garden. To the first floor, two generous sized bedrooms and a family bathroom. Externally, raised lawn to front. To the rear, laid to lawn gardens and decked seating area connects to the living space effortlessly. Viewing is highly recommended. EPC D

Entrance

UPVC frosted glass door into:

Hallway



Part wood effect flooring. Radiator. Door to rear. Into:

Lounge

17'08" x 10'00" (5.38 x 3.05)

Double glazed window to front. Radiator. Feature fireplace housing electric fire. Door into:

Kitchen

17'07" x 7'11" (5.36 x 2.41)

Double glazed window to rear. Tiled flooring. Part tiled walls. Radiator. Fitted with a range of wall and base units with complementary work surfaces over. Stainless steel sink with mixer tap. Built in electric oven with a built in a hob with extractor hood over. Spaces for washing machine, freezer and fridge.

Rear Porch

7'00" x 4'04" (2.13 x 1.32)

Tiled flooring. Two windows to rear and side. Door leading onto rear garden.

First Floor

Landing

Window to rear with partial sea views. Storage cupboard housing boiler.

Bathroom

8'01" x 5'07" (2.46 x 1.70)



Double glazed frosted glass window to rear. Fitted with a three piece suite comprising: low-level WC. Pedestal wash hand basin. Bath with shower over. Fully tiled walls. Radiator.

Bedroom One

14'11" x 9'06" (4.55 x 2.90)



Double glazed window to front. Radiator. Storage cupboard.

Bedroom Two

11'08" x 9'06" (3.56 x 2.90)



Double glazed window to front. Radiator.

External



Front

Raised lawn area. Path leading to entrance door.

Rear

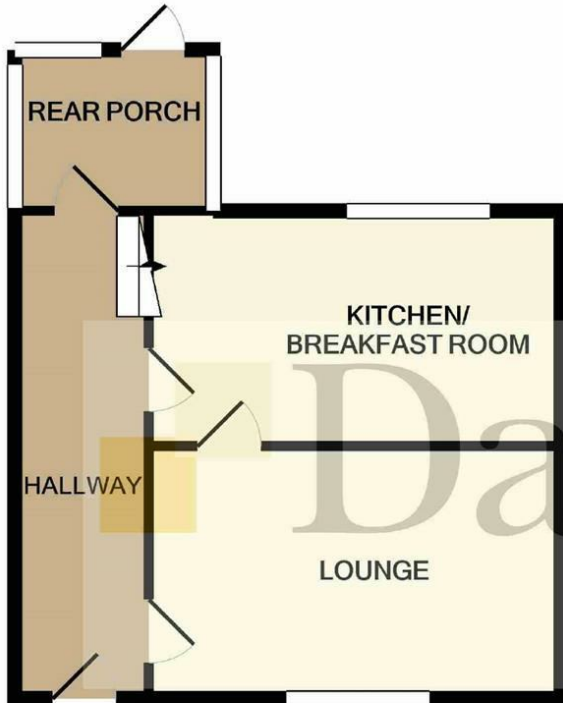


Laid to lawn gardens with decked seating areas. Rear access.

Tenure

Freehold

FLOOR PLAN



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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