



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.



92 PHOEBE ROAD, COPPER QUARTER, SWANSEA,
OFFERS IN THE REGION OF £165,000



TWO ALLOCATED PARKING SPACES Modern mid terrace property comprising: lounge, dining room, fitted kitchen and w/c to the ground floor. There are three bedrooms one with en suite and bathroom to the first floor. Benefits: majority uPVC double glazing, gas central heating, front and rear garden and two allocated parking spaces. Situated close to local amenities, Swansea City Centre and with good access to the M4 motorway. No chain. EPC-B.

ENTRANCE

Enter via composite door into:

HALLWAY

Storage cupboard, radiator stairs to first floor.

LOUNGE 5.15m x 3.70m (16'11" x 12'2")

UPVC double glazed French door to rear, uPVC double glazed window to front, radiator.

KITCHEN 7.78m x 2.42m (25'6" x 7'11")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, built under electric oven with four ring gas hob, extractor fan over, plumbed for washing machine, wall mounted boiler, storage cupboard, uPVC double glazed window to rear, composite door to rear.

DINING ROOM 3.09m x 3.05m (10'2" x 10'0")

UPVC double glazed bay window to side, radiator.

W.C

Two piece suite comprising low-level w.c, pedestal wash hand basin, radiator, tiled flooring, uPVC double glazed window to side.

FIRST FLOOR

LANDING

Loft access, storage cupboard, radiator, uPVC double glazed window to rear.

BEDROOM 1 3.81m x 2.83m (12'6" x 9'3")

UPVC double glazed window to side, radiator.

EN-SUITE

Three-piece suite comprising step in shower, low-level w.c, pedestal wash hand basin, splash back tiles, radiator, tiled flooring, uPVC double glazed window to side.

BEDROOM 2 3.61m x 2.48m (11'10" x 8'2")

UPVC double glazed window to front, storage cupboard, alcove, radiator.

BEDROOM 3 2.33m x 2.25m (7'8" x 7'5")

UPVC double glaze window to rear, radiator.

BATHROOM

Three-piece suite, comprising panelled bath, low-level w.c, pedestal wash hand basin, splash back tiles, radiator, uPVC double glaze window to rear.

EXTERNAL

FRONT

Laid to lawn with boarded mature shrubs.

REAR

Enclosed garden with patio area, decorative stones with pedestrian rear access.

TENURE: Leasehold

Term 125 Years from 2007. Service Charge £125 Per Annum.

Ground Rent £250 Per Annum.

COUNCIL TAX: D

EPC RATING: B

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 646060