



3 Marcroft Road, Port Tennant, Swansea, SA1 8NH

Situated in the ever-popular area of Port Tennant and benefitting from being a modern semi-detached property comprising of lounge/dining room, kitchen/breakfast room, cloakroom to the ground floor. On the first floor there are three bedrooms one with en-suite and family bathroom. The property also benefits from full uPVC double glazing, gas central heating and a detached single garage with driveway parking. The property is in good order throughout. Freehold. EPC-C.

Asking Price £155,000



ENTRANCE

Enter via UPVC double glazed front door into:

HALLWAY

Stairs to first floor, radiator.

LOUNGE/DINING ROOM 4.90m x 4.23m (16'1" x 13'11")

UPVC double glazed patio doors to rear, uPVC double glazed window to rear, walking under stairs storage cupboard, two radiators.

KITCHEN 3.25m x 2.67m (10'8" x 8'9")

Fitted with a range of modern wall and base units with work surfaces over, stainless steel sink with 1 ½ bowl, single drainer and mixer tap, wall mounted combination boiler, built-in oven, hob and extractor fan, space for fridge freezer and washing machine, radiator, part tiled walls.

CLOAKROOM

UPVC double glazed window to front, low-level WC, pedestal wash hand basin, radiator, splash back tiling.

FIRST FLOOR

LANDING

Airing cupboard, loft access.

BEDROOM 1 3.05m x 2.82m (10'0" x 9'3")

UPVC double glazed window to rear, radiator.

EN-SUITE

Two piece suite comprising of shower cubicle, low-level WC, pedestal wash hand basin, radiator, splash back wall tiling.

BEDROOM 2 2.95m x 2.81m (9'8" x 9'3")

UPVC double glazed window to front, Radiator.

BATHROOM

Three piece suite comprising panelled bath, low-level WC, pedestal, wash hand basin, radiator, splash back wall tiling. UPVC double glazed window to rear to front,

BEDROOM 3 2.06m x 2.02m (6'9" x 6'8")

UPVC double glazed window to rear, radiator.

EXTERNAL

FRONT

Laid to lawn rear garden.

REAR

Enclosed garden with decked patio area, lawn planting areas. There is a detached single garage with drive way parking.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: C

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

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Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

