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61 MARCROFT ROAD, PORT TENNANT, SWANSEA,
ASKING PRICE £169,999



GOOD ACCESS TO THE M4 MOTORWAY. Modern town house comprising: lounge, fitted kitchen/ breakfast room and w/c to the ground floor. There are two bedrooms and family bathroom to the first floor with a further bedroom with en suite to the second floor. Benefits: uPVC double glazing, gas central heating and enclosed rear garden. Situated close to Swansea city centre, local amenities, M4 motorway and the new bay campus. No chain. EPC-B.

ENTRANCE

Enter via composite door into:

HALLWAY

Radiator, stairs to first floor.

LOUNGE 4.38m x 3.94m (14'4" x 12'11")

UPVC double glazed French doors to rear, radiator.

KITCHEN/BREAKFAST ROOM 5.35m x 2.41m (17'7" 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, chimney extractor fan over, plumbed for washing machine, uPVC double glazed window to front.

W.C

Two piece suite comprising pedestal wash hand basin, low level w.c, splash back tiles, radiator.

FIRST FLOOR

LANDING

UPVC double glazed window to front, radiator, stairs to second floor.

BEDROOM 1 3.97m x 3.79m (13'0" x 12'5")

UPVC double glazed window to rear, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level w.c, pedestal wash hand basin, splash back tiles, radiator, uPVC double glazed window to side.

BEDROOM 2 3.48m x 1.93m (11'5" x 6'4")

UPVC double glazed window to front, radiator.

SECOND FLOOR

LANDING

Radiator.

BEDROOM 3 4.76m x 3.96m (15'7" x 13'0")

Two velux style windows to rear, loft access, storage cupboard, radiator.

EN-SUITE SHOWER ROOM

Three piece suite comprising shower cubicle, low level w.c, pedestal wash hand basin, splash back tiles, radiator, uPVC double glazed window to front.

EXTERNAL

FRONT

Forecourt with mature shrubs.

REAR

Enclosed rear garden laid to lawn.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: B

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