



22 New Street, Swansea, SA1 6YS
£115,000



A well presented two bedroom flat situated on New Street, Swansea. Briefly comprising of entrance hallway, lounge/diner, kitchen, bathroom and two bedrooms. Benefiting further from two car parking spaces a balcony and secure storage area. Set within walking distance to Swansea City Centre.

Main Entrance

Entered via a communal door into communal area with door to caged storage. Steps upto:

Entrance

Entered via a fire door into:

Hallway

Coving to ceiling, radiator, door to storage housing combination boiler, door to further storage cupboard, doors to:

Kitchen

10'0" x 9'3" (3.07 x 2.82)

Fitted with a range of wall and base units with work surface over, four ring gas hob burner with extractor fan over and electric oven under, sink with drainer and mixer tap, plumbing for washing machine, uPVC double glazed window, uPVC double glazed door to balcony, radiator, tiled floor, part tiled walls, door to storage cupboard with space for fridge/freezer.

Lounge/diner

14'9" x 12'4" (4.52 x 3.76)

uPVC double glazed window, radiator, gas fire with decorative surround, coving.





Bathroom

5'1" x 9'3" (1.57 x 2.83)

Fitted with a three piece suite comprising of bath with shower over, W.C, wash hand basin, part cladded walls, part tiled walls, obscure double glazed, cladded ceiling, obscure uPVC double glazed window.

Bedroom Two

11'1" x 10'9" (3.39 x 3.28)

Coving, uPVC double glazed window, radiator, wood effect laminate flooring, built in wardrobe

Bedroom One

10'11" x 12'3" (3.33 x 3.75)

uPVC double glazed window, radiator, coving.

External

Balcony off kitchen, off road parking for two cars.

Tenure

Leasehold



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Viewing

Please contact our No. 86 Estate Agency Office on 01792 348200 if you wish to arrange a viewing appointment for this property or require further information.

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 of representation 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	