



58 Pentreguinea Road, St. Thomas, Swansea, SA1 8DL

£95,000

A two bedroom middle terraced property in need of refurbishment situated close to the City Centre and SA1 development making it an perfect investment opportunity.

The property is located ideally for Swansea Bay Campus, M4, Singleton Park, shops and local amenities.

The accommodation comprises to the ground floor; porch, hallway, dining room, lounge and kitchen. On the first floor there are two double bedrooms, study and bathroom. Externally there is a patio style courtyard with block built summer house.

The Accommodation Comprises

Ground Floor

Entrance

Via uPVC door.

Porch

Door to hallway.

Hallway

Doors to dining room and kitchen, radiator, stairs to first floor.

Dining Room 12'8" x 10'5" (3.87m x 3.18m)



Double glazed window to rear, open plan to lounge.

Lounge 10'11" x 12'11" (3.33m x 3.93m)



Double glazed window to front, radiator.

Kitchen 10'11" x 8'8" (3.33m x 2.65m)



Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap and drainer. Integrated four ring gas burner with extractor hood over, fitted electric fan oven. Plumbed for washing machine, tiled splashback, radiator.

Double glazed window to rear, double glazed frosted uPVC door to rear garden.

First Floor

Landing 12'5" x 6'0" (3.78m x 1.83m)

Doors to both bedrooms and study.

Bedroom 1 11'3" x 16'9" (3.42m x 5.11m)



Two double glazed windows to front, radiator.

Bedroom 2 12'5" x 10'5" (3.78m x 3.18m)



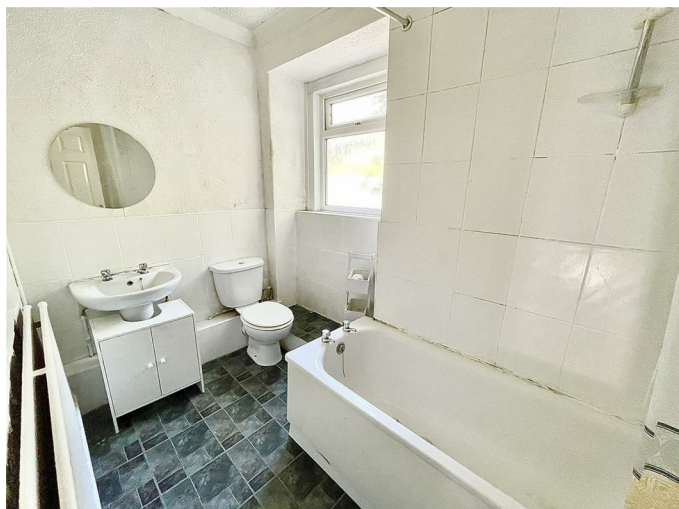
Double glazed window to rear, radiator.

Study 5'6" x 8'8" (1.68m x 2.65m)



Storage cupboard, door to bathroom.

Bathroom 5'1" x 8'8" (1.55m x 2.65m)



Three piece suite comprising; panelled bath with shower over, wash hand basin and low level w/c. Part tiled walls, radiator, double glazed frosted window to rear.

External

Rear Garden



Enclosed patio style courtyard and block built summer house with double glazed window.

Tenure

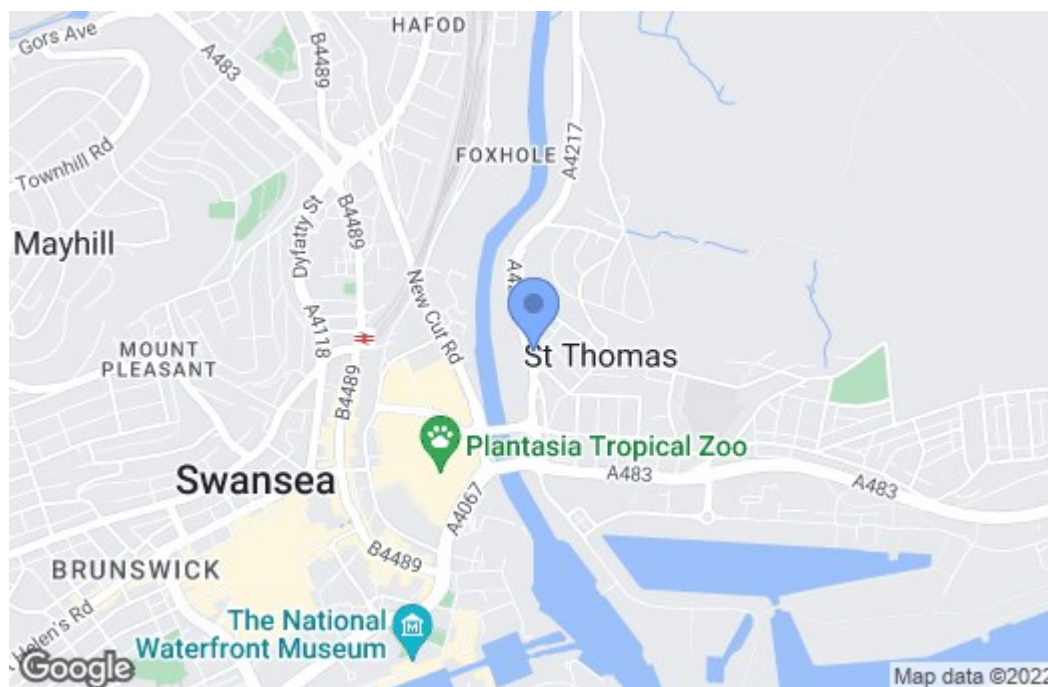
Freehold

Council tax band - B £1,386.34 (min)

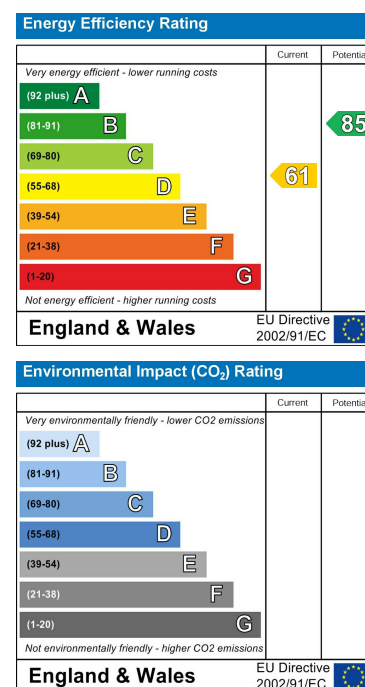
Floor Plan



Area Map



Energy Efficiency Graph



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