



## 18 Evans Terrace, Swansea, SA1 6YH

**£110,000**

Nestled in the desirable Evans Terrace area of Swansea, this charming end terrace house presents an excellent opportunity for both first time buyers and investors alike. Spanning an inviting 807 square feet, the property is offered for sale with no chain, ensuring a smooth and efficient purchase process. Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious open plan lounge and dining room, perfect for entertaining or relaxing with family. The well appointed kitchen is conveniently located just off the main living area. The first floor boasts three bedrooms and the bathroom completes the upper level. This property is ideally situated with easy access to Swansea's vibrant city centre, where you can enjoy a variety of shops, restaurants, and local amenities. Additionally, excellent transport links, including train and bus services, make commuting a breeze. The nearby M4 motorway and Fforest retail parks further enhance the convenience of this location. Whether you are looking to invest in a buy-to-let property or seeking a delightful home for yourself, this end terrace house on Evans Terrace is a fantastic choice. Don't miss the chance to make this lovely property your own.

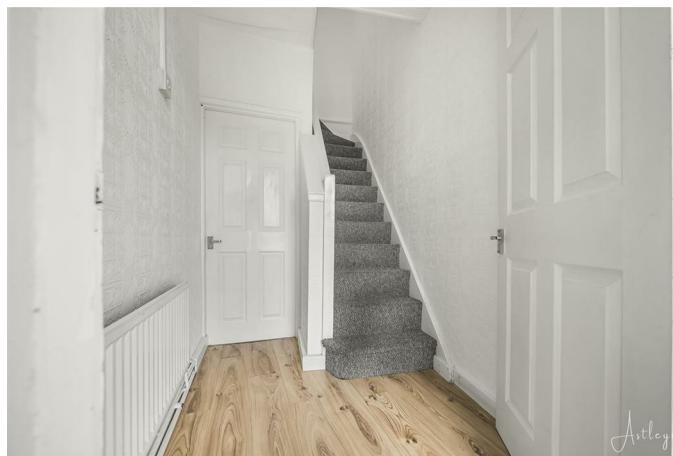
## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

Entered via door to front, laminate flooring.

#### Hall



Staircase leading to first floor, radiator.

#### Lounge 10'9" x 13'7" (3.28m x 4.15m)



Double glazed window to rear, storage cupboard, coving to ceiling, radiator, open plan to the dining area, door to the kitchen.

#### Sitting Room 10'10" x 10'2" (3.31m x 3.10m)



Double glazed window to front, radiator.



#### Kitchen 6'5" x 7'8" (1.96m x 2.34m)



Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, space for dishwasher and washing machine, built-in electric oven and four ring electric hob. Double glazed window to side, door leading to the rear.

### First Floor

#### Landing

Fitted carpet.

**Bedroom 1 10'8" x 10'2" (3.26m x 3.11m)**



Double glazed window to rear, radiator.

**Bedroom 2 10'10" x 8'10" (3.29m x 2.69m)**



Double glazed window to front, radiator.

**Bedroom 3 7'10" x 6'4" (2.39m x 1.93m)**



Double glazed window to front, storage cupboard, radiator.

#### **Bathroom**

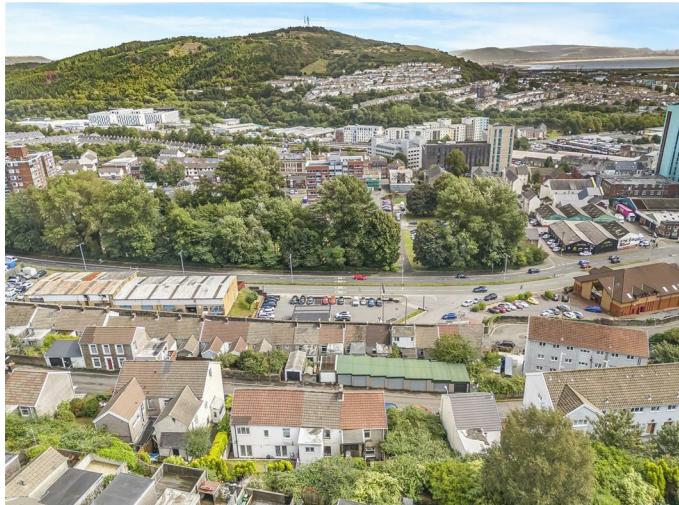
Four piece suite comprising a bath, separate shower, wash hand basin and WC. Storage cupboard, tiled splashbacks, heated towel rail, double glazed window to side.

#### **External**



#### **Rear Garden**

## Aerial Images



## Agents Note

The property does have knotweed and the vendor is in the process of putting in place a knotweed plan

Tenure - Freehold

Council Tax Band - B

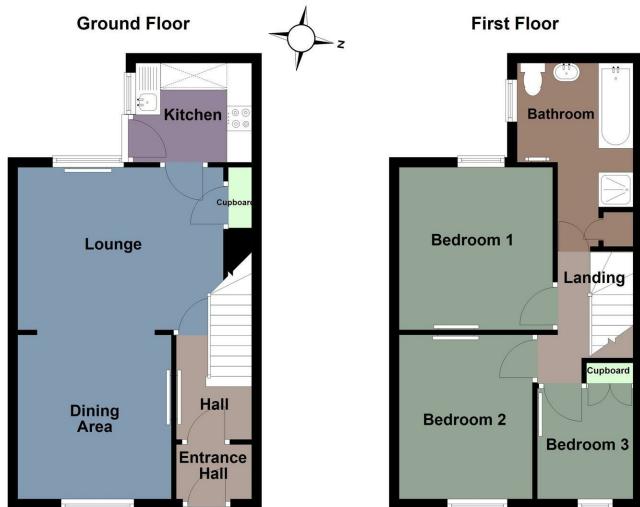
Services - Mains electric, Mains sewerage, Mains gas, Mains water/Water meter.

Mobile coverage - EE, Vodafone, Three, O2

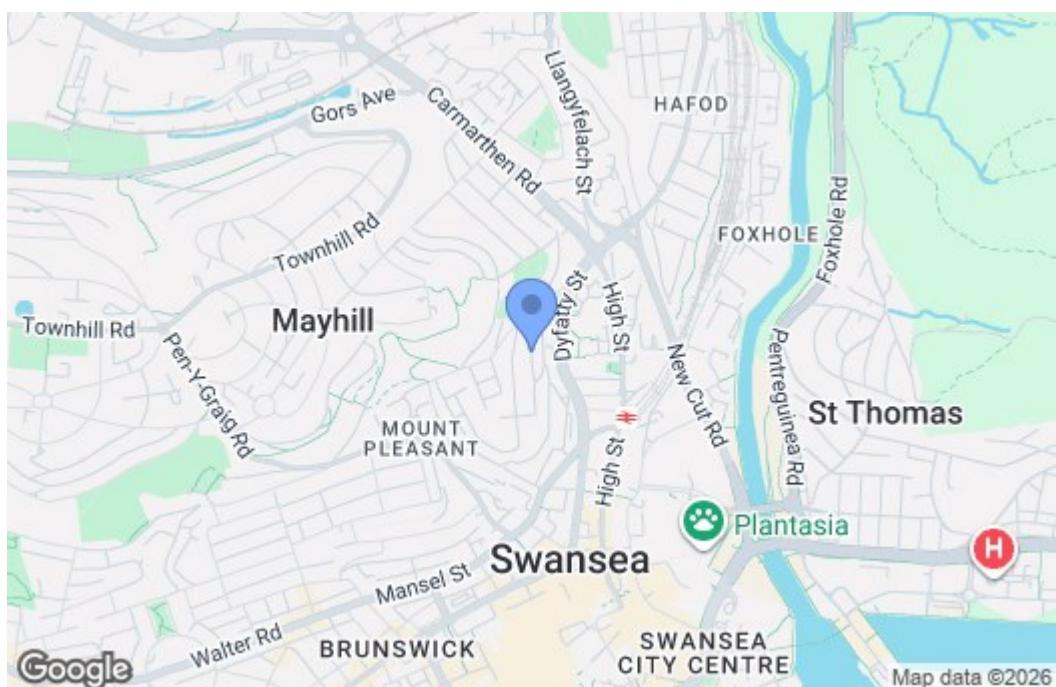
Broadband - Basic 14 Mbps, Superfast 283 Mbps, Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

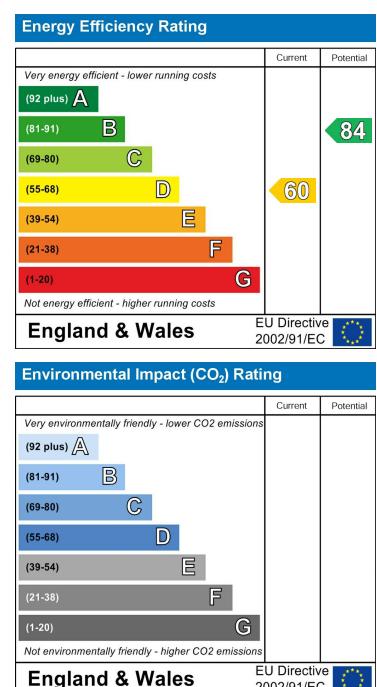
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.