29 Osterley Street, St. Thomas, Swansea, SA1 8HJ

£160,000

In the popular location of St Thomas, Swansea, this terraced house on Osterley Street offers an exceptional opportunity for first time buyers seeking a blend of comfort and convenience. Spanning 969 square feet, the property features a thoughtfully designed layout that maximises both space and functionality. Upon entering, you are greeted by the entrance hall that leads into a generous lounge/dining room, perfect for relaxation and entertaining. The fitted kitchen, conveniently situated, provides easy access to the rear garden, enhancing the flow of indoor and outdoor living. The first floor is home to two spacious double bedrooms, completing this level is a bathroom, equipped with a modern four piece suite. Outside, the property boasts a delightful rear garden, featuring steps that lead to a lawned area. This outdoor space is ideal for enjoying sunny days or hosting gatherings. Located close to the City Centre, the M4 motorway, and a variety of local amenities, this home not only provides a fantastic entry point onto the property ladder but also promises a vibrant lifestyle within a welcoming community.

The Accommodation Comprises

Ground Floor

Hall
Entered via door to front, laminated flooring.

Lounge 10'2" x 12'11" (3.09m x 3.93m)

The lounge features a double glazed bay window to the front, allowing for ample natural light. Finished with laminate flooring and a radiator, the space flows seamlessly into the dining area through an open plan layout, creating a spacious and inviting living environment.

Dining Area 12'11" x 16'6" (3.93m x 5.02m)

Open plan from the lounge area, this rear section of the ground floor features a double glazed window to the rear. A built-in storage cupboard provides practical

space, radiator and staircase to the first floor is thoughtfully positioned within this open-plan layout, maintaining the flow and functionality of the living space.

Another Aspect Of The Open Plan Lounge/Dining Area

**Kitchen/Breakfast Room 11'3" x 9'7" (3.44m x 2.91m)**

The kitchen is fitted with a range of wall and base units with worktop space over, complemented by a 1½ bowl sink and a practical breakfast bar. There is space for a fridge/freezer, slimline dishwasher and cooker.Additional features include a radiator, ceiling spotlights, a double glazed window to the side, and a door providing direct access to the rear garden.

First Floor

Landing
Access to loft, radiator.

Bedroom 1 10'5" x 16'6" (3.18m x 5.02m)
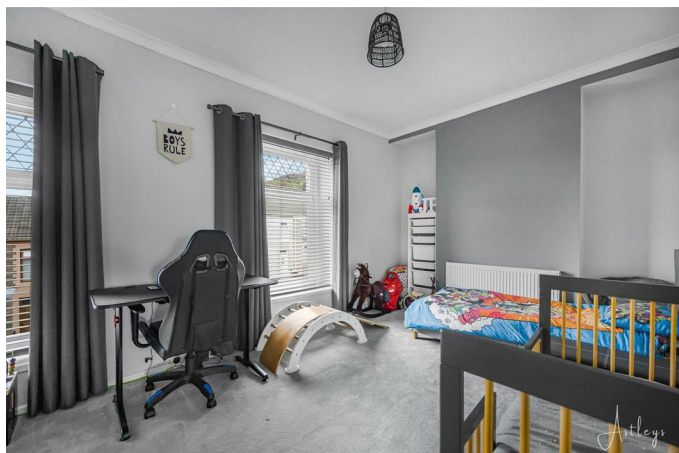
Two double glazed windows to front, radiator.

Bedroom 2 11'5" x 10'6" (3.47m x 3.21m)

Double glazed window to rear, radiator.

Bathroom 12'4" x 9'9" (3.78 x 2.99)

A spacious bathroom with a four piece suite comprising bath, wash hand basin, shower cubicle and WC. Cupboard housing the boiler, radiator, frosted double glazed window to rear.

External

Externally, the property benefits from steps leading to the front entrance, providing an elevated position.

To the rear, there are steps to a lawned garden, offering a pleasant outdoor space. There is also convenient access to a rear lean-to, providing additional utility and storage facilities.

Lean to Utility/ Storage 6'6" x 8'6" (1.99m x 2.59m)
Plumbing for washing machine, door.

Aerial Images

Agents Note
Tenure - Freehold
Council Tax Band - B
Services - Mains electric. Mains sewerage. Mains Gas. Water Meter or mains
Mobile coverage - EE Vodafone Three O2
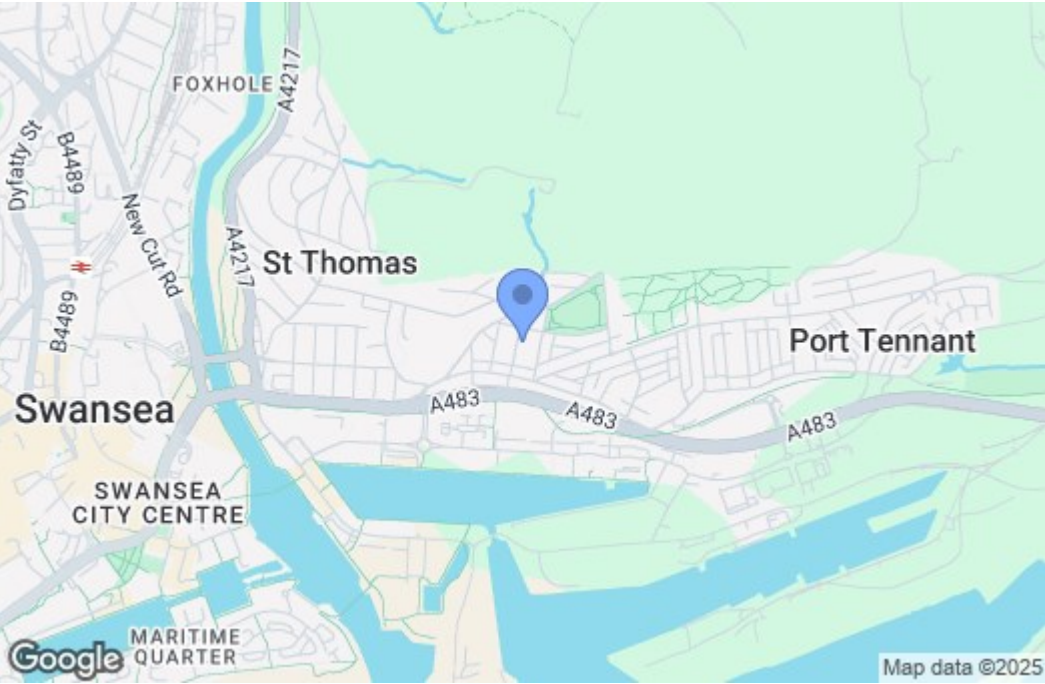Broadband- Basic 5 Mbps Superfast 80 Mbps Ultrafast 1800 Mbps
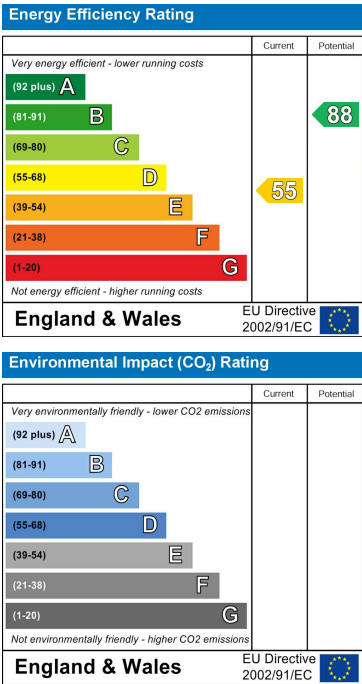Satellite / Fibre TV Availability -BT Sky Virgin

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Floor Plan

Ground Floor

Lean to Utility

Kitchen/Breakfast Room

Dining Area

Lounge

Hall

First Floor

Bathroom

Landing

Bedroom 2

Bedroom 1

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	55	
(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 CO2 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 CO2 emissions		

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