



3 Pell Street, Swansea, SA1 3ES

£159,950

A two double bedroom, middle terraced property located in the heart of Swansea, perfect for working professionals or investment purposes with potential business prospects subject to planning.

The accommodation comprises to the ground floor; porch, dining room, lounge, kitchen and shower room. On the first floor there are two double bedrooms and the bathroom. To the front the property benefits from residential permit parking spaces. Externally there is a front forecourt and to the rear is an enclosed courtyard style garden.

EPC Rating - D.

The Accommodation Comprises

Ground Floor

Entrance

Via wooden door.

Porch

Door to dining room.

Dining Room 18'11" x 17'1" (5.76m x 5.21m)



Double glazed window to rear, two radiators, doors to lounge and kitchen. Stairs to first floor.

Lounge 10'11" x 13'7" (3.33m x 4.15m)



Double glazed window to front, radiator.

Kitchen 13'7" x 9'0" (4.15m x 2.75m)



Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap and drainer. Space for gas cooker with extractor hood over, plumbed for washing machine. Tiled splashback, double glazed window, double glazed uPVC door to rear garden. Radiator, door to shower room.

Shower Room



Three piece suite comprising; walk in shower cubicle, wash hand basin, low level w/c. Double glazed frosted window, radiator and heated towel rail.

First Floor

Landing

Doors to both bedrooms and bathroom.

Bedroom 1 10'11" x 17'1" (3.33m x 5.21m)



Double glazed window to front, two radiators.

Bedroom 2 12'10" x 10'6" (3.91m x 3.21m)



Double glazed window to rear, radiator.

Bathroom



Three piece suite comprising; panelled bath, wash hand basin and low level w/c. Double glazed frosted window, tiled splashback. Radiator, storage cupboard.

External

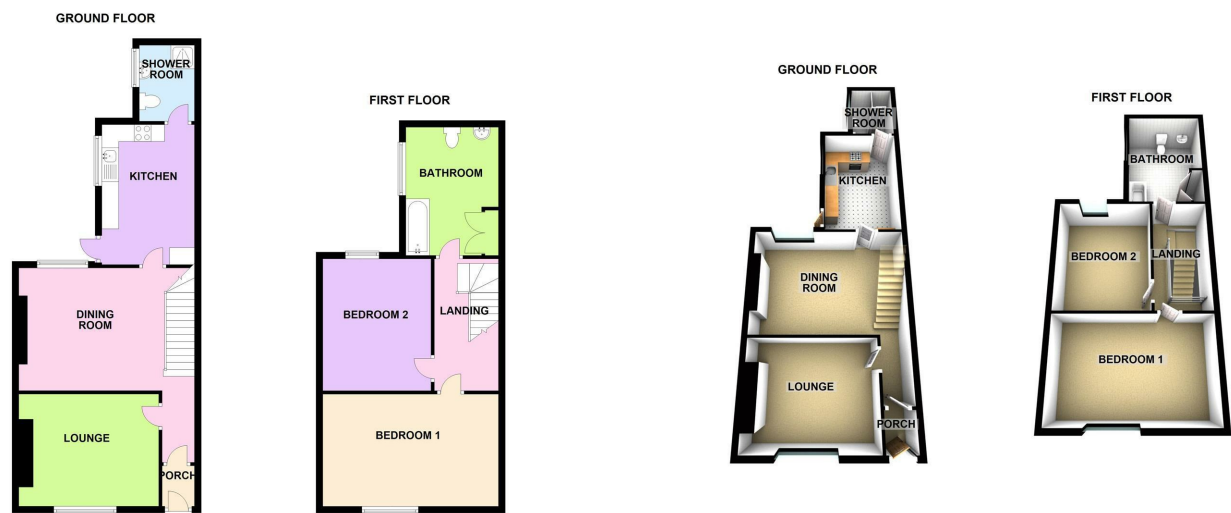
Front Garden

Enclosed forecourt.

Rear Garden

Enclosed courtyard style garden.

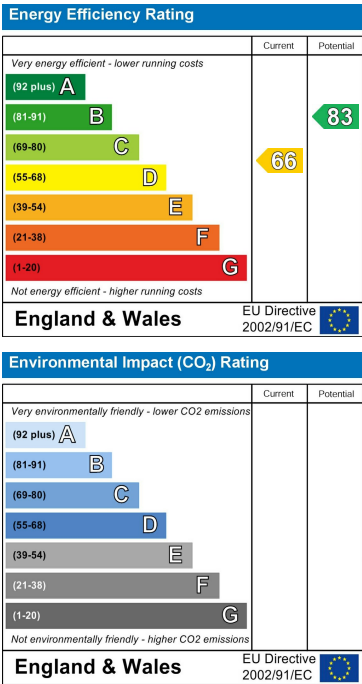
Floor Plan



Area Map



Energy Efficiency Graph



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