



## 62 Marcroft Road, Port Tennant, Swansea, SA1 8NH

**£210,000**

We are pleased to introduce this three bedroom end of terrace home offered with no onward chain, set within the well connected neighbourhood of Port Tennant. This is a location chosen for its convenience as much as its sense of community, with everyday amenities, local schools. The SA1 Waterfront is within easy reach for those who enjoy its mix of coastal paths, cafés and leisure facilities, while Swansea University and the M4 are both readily accessible, creating a practical base for modern living.

The property offers to the ground floor an entrance hall leading to the kitchen and a lounge/dining space, together with a useful WC. The first floor provides three bedrooms, including a main bedroom with its own en suite shower room, along with a bathroom.

Outside, the home enjoys a lawned garden to the front with side access guiding you to the rear garden. This area features a resin patio that rises to a raised deck. The property also benefits from a garage located beneath the Coach House, held on a Leasehold basis.

This is an opportunity to secure a well positioned home in a location that continues to appeal to a wide range of buyers.

## The Accommodation Comprises

### Ground Floor

#### Hall



Entered through the front door into a hallway with a staircase rising to the first floor. The space features laminate flooring and a radiator.

#### WC



Fitted two piece comprising, wash hand basin and WC. Frosted double glazed window to front, vinyl flooring, radiator.

#### Kitchen 10'10" x 8'6" (3.29m x 2.60m)



Fitted with a matching range of wall + base and eye level units, 1+1/2 bowl stainless steel sink, built-in, plumbing for washing machine, space for fridge/freezer and cooker, four ring gas hob. Vinyl flooring, radiator, double glazed window to front.

#### Lounge/Dining Room 13'7" x 12'5" (4.14m x 3.78m)



This room enjoys double glazed windows to the rear, a storage cupboard is neatly integrated, while patio doors open directly to the garden. The room is finished with fitted carpet and benefits from two radiators.

#### First Floor

##### Landing

Double glazed window to side, airing cupboard, fitted carpet.

##### Master Bedroom 10'6" x 9'3" (3.19m x 2.83m)



A double glazed window overlooks the rear of the property, fitted carpet and a radiator.

### En-suite Shower Room

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and WC. The room features vinyl flooring and a radiator.

### Bedroom 2 10'8" x 9'3" (3.26m x 2.83m)



Double glazed window to front, fitted carpet, radiator.

### Bedroom 3 6'3" x 6'6" (1.90m x 1.98m)



Double glazed window to rear, fitted carpet, radiator.

### Bathroom



The bathroom is fitted with a three piece suite comprising a bath with shower over, a wash hand basin and a WC. The room is finished with vinyl flooring and a radiator, frosted double glazed window to the front.

### External

To the front of the property is a lawned garden with side access to the rear garden.

There is also a garage under the Coach House which is Leasehold.

### Rear Garden



To the rear of the property there is a resin patio with steps leading to decked area.

### Aerial Images



### Agents Note

Tenure \_ Freehold

Council Tax Band - C

Parking - Garage at rear which is leasehold

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Mains Meter.

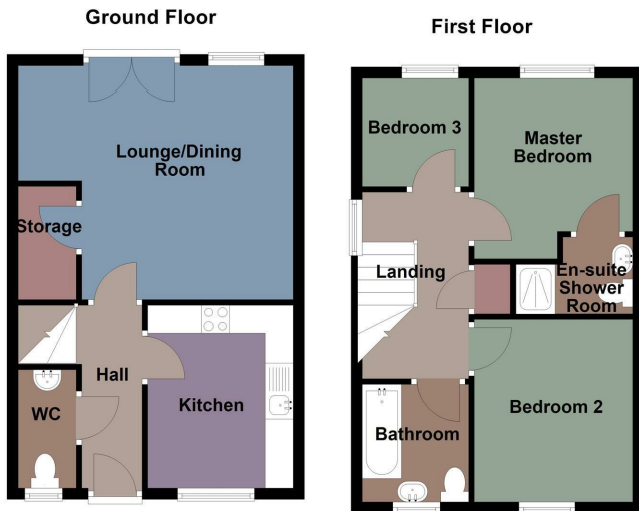
Mobile coverage - EE Vodafone Three O2

Broadband - Standard - 5 Mbps Superfast 61 Mbps

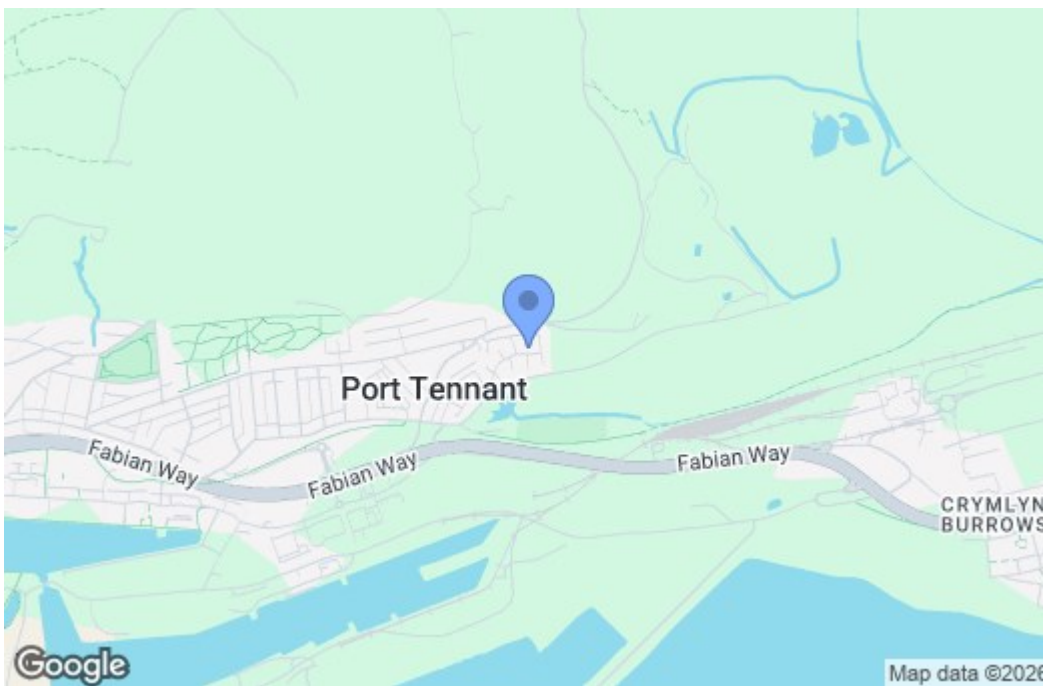
Ultrafast 10000 Mbps

Satellite / Fibre TV Availability -

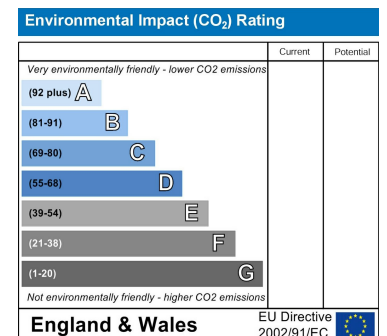
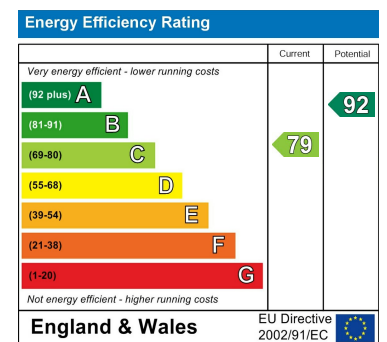
## Floor Plan



## Area Map



## Energy Efficiency Graph



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