

## 79 McRitchie Place, Gendros, Swansea, SA5 8NE

**£109,950**

A beautifully presented two bedroom, middle terraced property situated ideally for The City Centre, Swansea Bay, M4 and local amenities.

This lovely modern home boasts two double bedrooms, enclosed rear garden and off road parking making it an ideal first time purchase.

The accommodation comprises to the ground floor; lounge, kitchen/dining room and utility room. On the first floor are two double bedrooms, bathroom and w/c. Externally there is an enclosed rear garden to the rear and lawn area with off road parking to the front.

EPC Rating - C.



## The Accommodation Comprises

### Ground Floor

#### Entrance

Via uPVC door.

#### Hallway

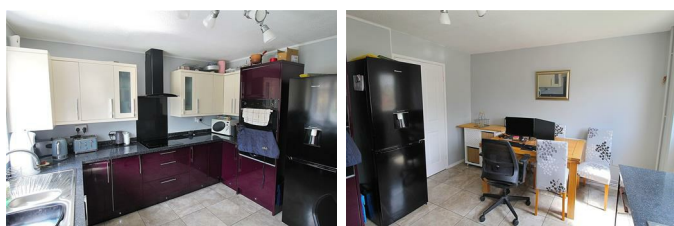
Doors to lounge, kitchen/dining room and utility room. Radiator, stairs to first floor.

#### Lounge 14'4" x 10'10" (4.38m x 3.31m)



Storage cupboard, radiator, two double glazed windows to rear. Double glazed french doors to rear garden.

#### Kitchen/Dining Room 11'5" x 12'10" (3.47m x 3.91m)



Fitted with a range of modern wall and base units with worktop over, inset stainless steel sink with drainer and mixer tap. Integrated halogen hob with extractor hood over, fitted electric oven. Tiled flooring, integrated dishwasher, plinth spotlights, radiator. Double glazed window to rear, frosted double glazed uPVC door to rear garden.

#### Utility Room 6'1" x 6'0" (1.86m x 1.82m)

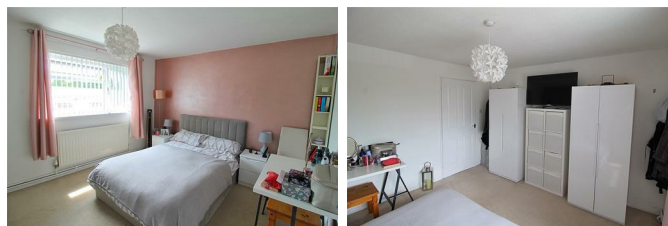
Double glazed frosted window to front, fitted with a range of base units with worktop over. Plumbed for washing machine, tiled flooring, radiator.

### First Floor

#### Landing

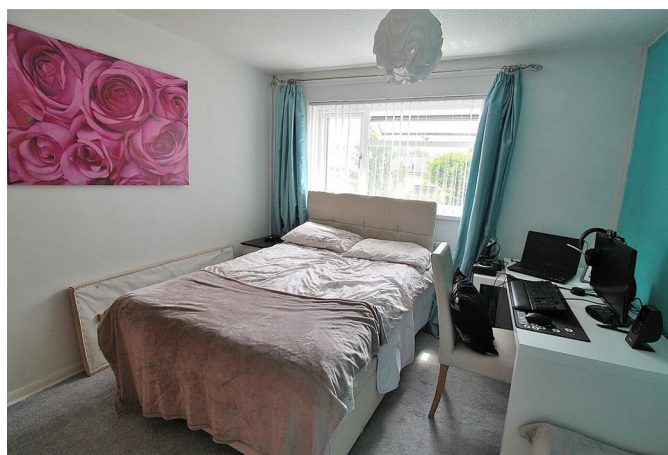
Double glazed window to front, doors to both bedrooms, bathroom and w/c. Storage cupboard.

#### Bedroom 1 11'6" x 13'1" (3.50m x 3.98m)



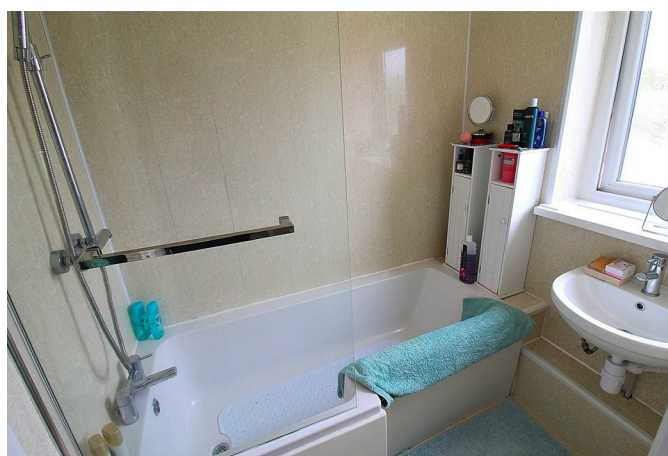
Double glazed window to rear, radiator.

#### Bedroom 2 11'6" x 10'7" (3.50m x 3.23m)



Double glazed window to rear, radiator.

#### Bathroom



Two piece suite comprising; panelled bath with shower over and wash hand basin. Waterproof wall panels, tiled flooring, heated towel rail. Double glazed frosted window to front.

## WC



Double glazed frosted window to front, two piece suite comprising; low level w/c and wash hand basin. Waterproof wall panels, tiled flooring.

## External

### Front Garden

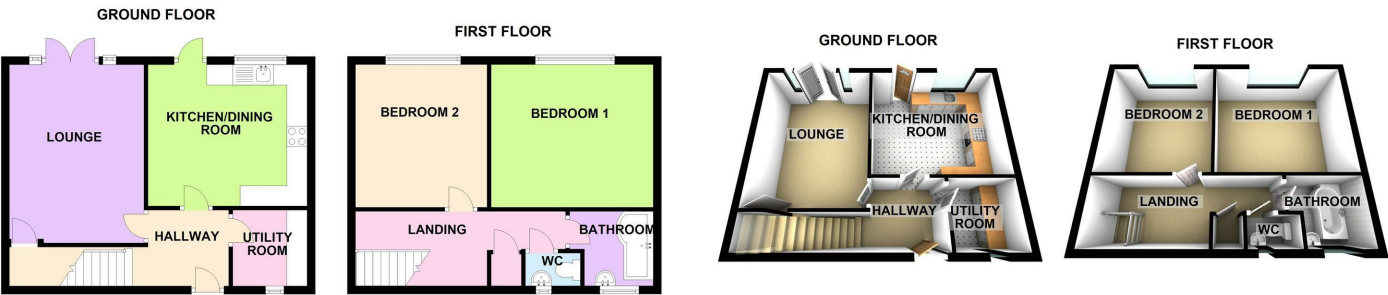
Artificial lawn with concrete steps down to front door, off road parking space for one car.

### Rear Garden



Enclosed rear garden with concrete patio and artificial lawn.

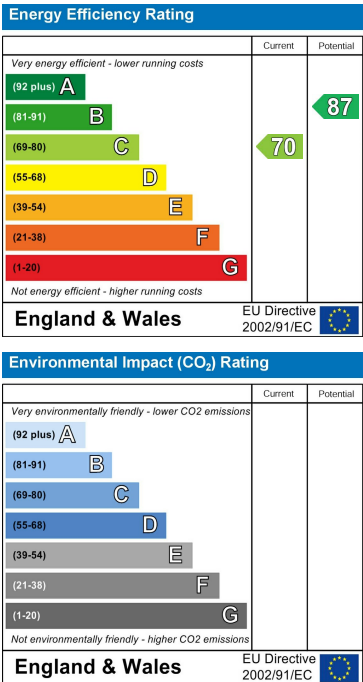
Floor Plan



Area Map



Energy Efficiency Graph



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