



## 131 St. Helens Avenue, Swansea, SA1 4NW

**£195,000**

A larger than average middle terrace family home with three reception areas, two bathrooms and three double bedrooms. The excellent location is within walking distance of Swansea Foreshore, Maritime Quarter, Singleton Park and a short drive to the City Centre and Mumbles.

The accommodation comprises to the ground floor; porch, hall, lounge/sitting room, dining room, kitchen and shower room. To the first floor are three double bedrooms and bathroom. Benefits include gas central heating and double glazing. Externally to the front is a walled forecourt and to the rear is an enclosed garden with access for off road parking. The property does require a little updating but this is a great opportunity to design and create your next home. EPC Rating: D

## The Accommodation Comprises

### Ground Floor

#### Porch

Door to hall.

#### Hall

Staircase to first floor, radiator.

#### Lounge/Sitting Room 22'11" x 12'3" (6.98m x 3.74m)



Double glazed windows to the front and rear, two radiators.

#### Dining Room 13'0" x 10'4" (3.96m x 3.15m)



Double glazed window to the side, radiator.

#### Kitchen 10'5" x 10'4" (3.18m x 3.15m)



Fitted with a range of wall and base units, inset stainless steel sink with drainer and mixer tap, tiled splashbacks. Double glazed windows to the side and rear, glazed uPVC door to the side, radiator.

### Shower Room



Fitted with shower cubicle, wash hand basin and w/c. Frosted double glazed window to the side, tiled walls, radiator.

### First Floor

#### Landing

#### Bedroom 1 11'0" x 15'4" (3.35m x 4.68m)



Double glazed window to the front, two storage cupboards, radiator.

**Bedroom 2 11'7" x 9'6" (3.52m x 2.89m)**



Double glazed window to the rear, storage cupboard, radiator.

**Bedroom 3 10'11" x 10'4" (3.32m x 3.15m)**



Double glazed window to the side, airing cupboard housing gas combination boiler, radiator.

**Bathroom**



Fitted with bath, wash hand basin and w/c. Frosted double glazed window to the side, radiator.

**External**

**Front**

Walled forecourt.

**Rear**



Enclosed garden with gravelled and patio area, access for parking.

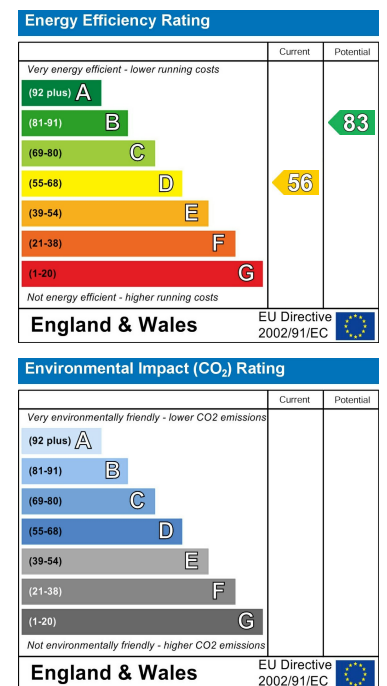
## Floor Plan



## Area Map



## Energy Efficiency Graph



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