



4 Knoyle Street, Treboeth, Swansea, West Glamorgan, SA5 9AY

£169,950

We are pleased to offer for sale this lovely two bedroom detached home situated in a popular and sought after location in Treboeth. Enjoying views over the park the accommodation comprises of a lounge, open plan kitchen/dining room on the ground floor. To the first floor you will find two double bedrooms and a bathroom.

Further benefits to the property are off road parking, gas heating, double glazing and a good size rear garden.

Viewing is recommended EPC Rating - D.

The Accommodation Comprises

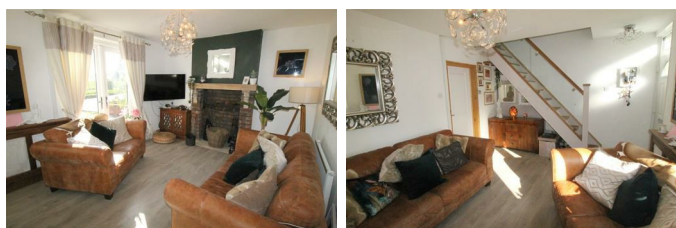
Ground Floor

Lounge 11'3" x 15'11" (3.42m x 4.84m)



Entered via double glazed door to front, uPVC double glazed french doors to front, staircase to first floor, two radiators.

Another Aspect of the lounge

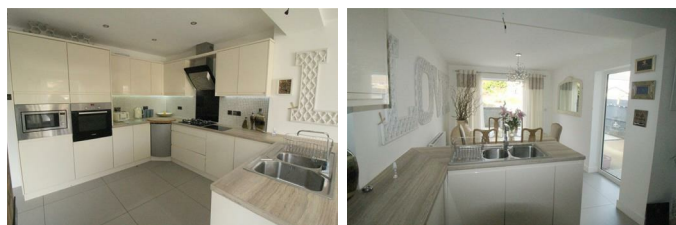


Kitchen/Dining Room 20'10" x 9'9" (6.35m x 2.98m)



A lovely open plan kitchen/dining room, fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink unit, built-in fridge/freezer, plumbing for washing machine and tumble dryer, built-in eye level electric oven, built-in four ring gas hob with extractor hood over, built-in microwave, radiator, tiled flooring, ceiling spotlights. Double glazed window to side. Two sets of double glazed french doors leading to the garden.

Another Aspect of the Kitchen/dining room



Another Aspect of the Kitchen/dining room



Another Aspect of the Kitchen/dining room



First Floor

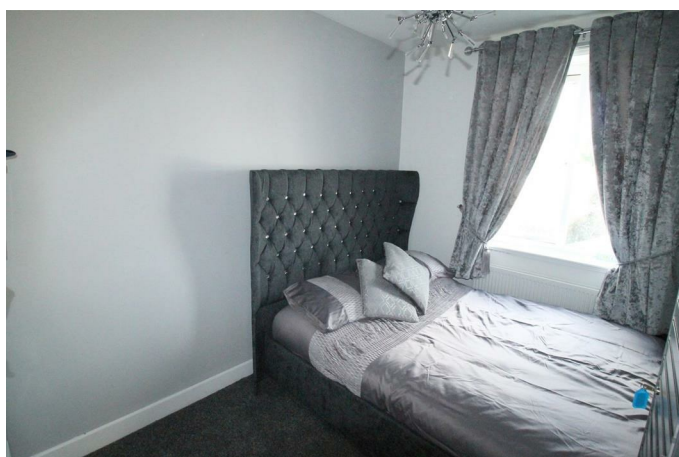
Landing

Double glazed window to side, access to loft.

Bedroom 1 10'4" x 6'7" (3.15m x 2.00m)

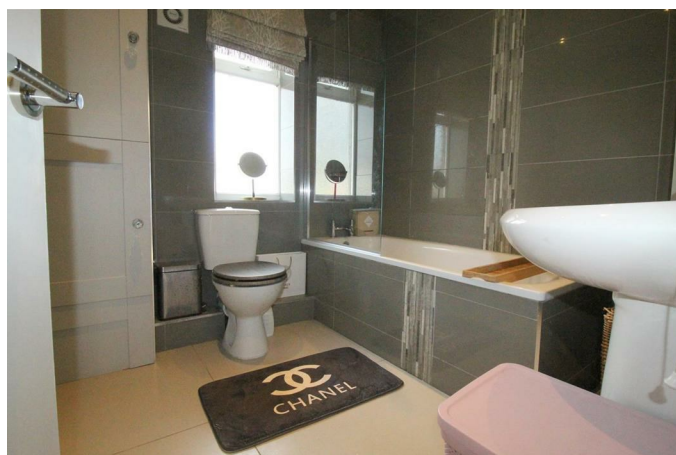
Double window to front, built-in wardrobes, radiator. There is a storage area which has plumbing and could be converted to an en-suite.

Bedroom 2 10'7" x 7'11" (3.23m x 2.41m)



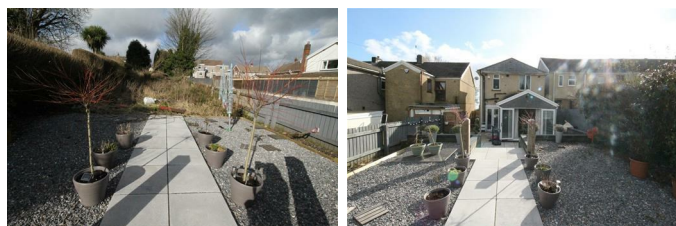
Double glazed window to rear, radiator.

Bathroom



Three piece suite comprising bath with shower over, wash hand basin and WC. Tiled walls and flooring, cupboard housing the boiler, radiator, double glazed window to rear,

External



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

There is a good size rear garden which has a paved patio area and steps leading to a further garden.

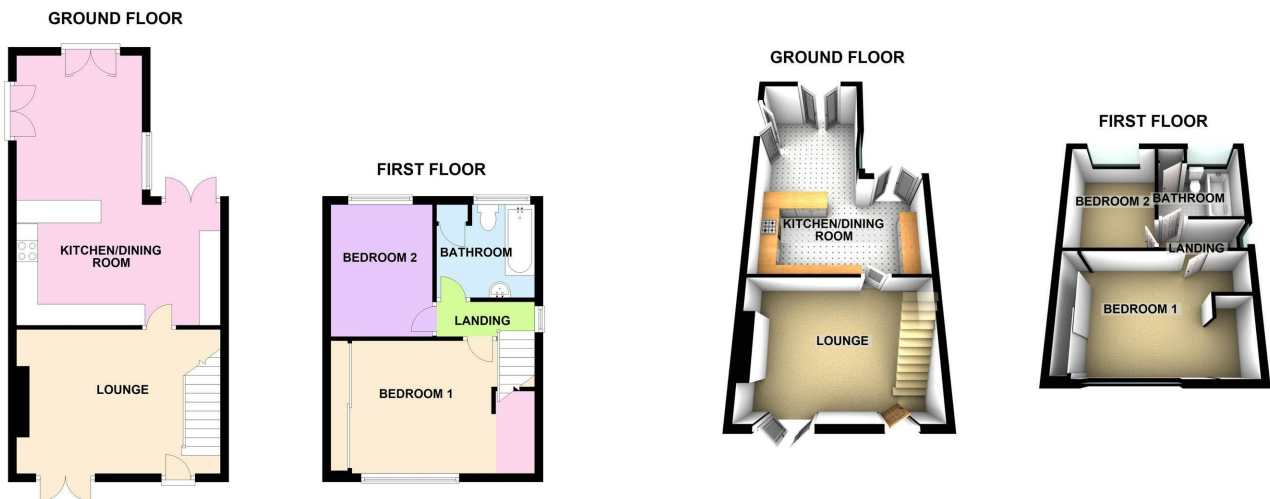
External



Views of the Park



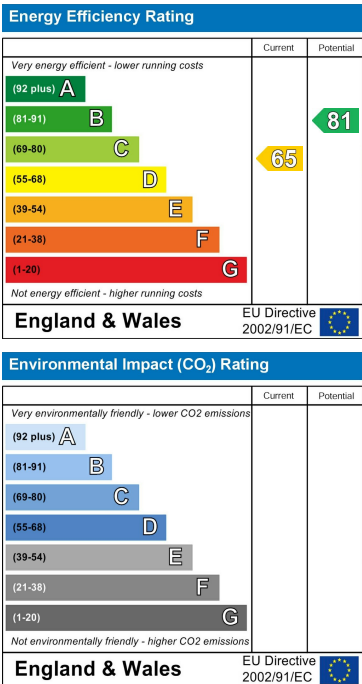
Floor Plan



Area Map



Energy Efficiency Graph



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