



## 2 Fleet Street, Sandfields, Swansea, SA1 3UX

**Offers Over £165,000**

Located in the popular area of Sandfields, Swansea, this terraced home offers an enviable position just a stone's throw from the beach and the scenic promenade to Mumbles. The vibrant city centre is also within easy reach, making it the perfect spot for those seeking both coastal relaxation and urban convenience. Upon entering, you're greeted by an entrance porch leading into a spacious open plan lounge/dining room, with direct access to the kitchen. A practical ground floor shower room adds to the home's functionality. Upstairs, the property offers two generously sized bedrooms.

Outside, you'll find a low maintenance, enclosed rear garden, fully paved for ease of upkeep ideal for enjoying the fresh air or hosting summer gatherings. Offered with no onward chain, this property presents a fantastic opportunity for first-time buyers, small families, or investors looking to secure a home in a sought-after location.

## The Accommodation Comprises

### Ground Floor

#### Entrance Porch

Entered via front door, door to the lounge/dining room, tiled flooring.

#### Lounge/Dining Room 22'0" x 14'11" (6.71m x 4.55m)



The lounge/dining room is a bright and spacious area, featuring double glazed windows to both the front and rear, allowing plenty of natural light to fill the space. Two radiators, coving to the ceiling, staircase leads to the first floor, and a convenient door provides direct access to the kitchen.

#### Kitchen 13'5" x 8'5" (4.10m x 2.56m)



Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl granite composite sink, space for fridge/freezer, washing machine and cooker, double glazed window to side, open plan the rear hallway.

#### Rear Porch

Door to side leading to the garden.

### Bathroom



Fitted with three piece suite comprising with shower enclosure, wash hand basin and WC, heated towel rail, frosted double glazed window to rear.

### First Floor

#### Landing

Double glazed window to rear, storage cupboard, access to loft.

#### Bedroom 1 10'6" x 14'11" (3.21m x 4.54m)



Two double glazed windows to front, built-in wardrobes, radiator.

### Bedroom 2 11'4" x 9'7" (3.45m x 2.91m)



Double glazed window to rear, built-in wardrobes, radiator.

### External



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### Aerial Images



### Agents Note

Tenure - Freehold

Council Tax band - B

Services - Mains electric, Mains sewerage, Mains gas, Mains water/Water meter.

Mobile coverage EE Vodafone Three O2

Broadband - Basic 10 Mbps Superfast 295 Mbps

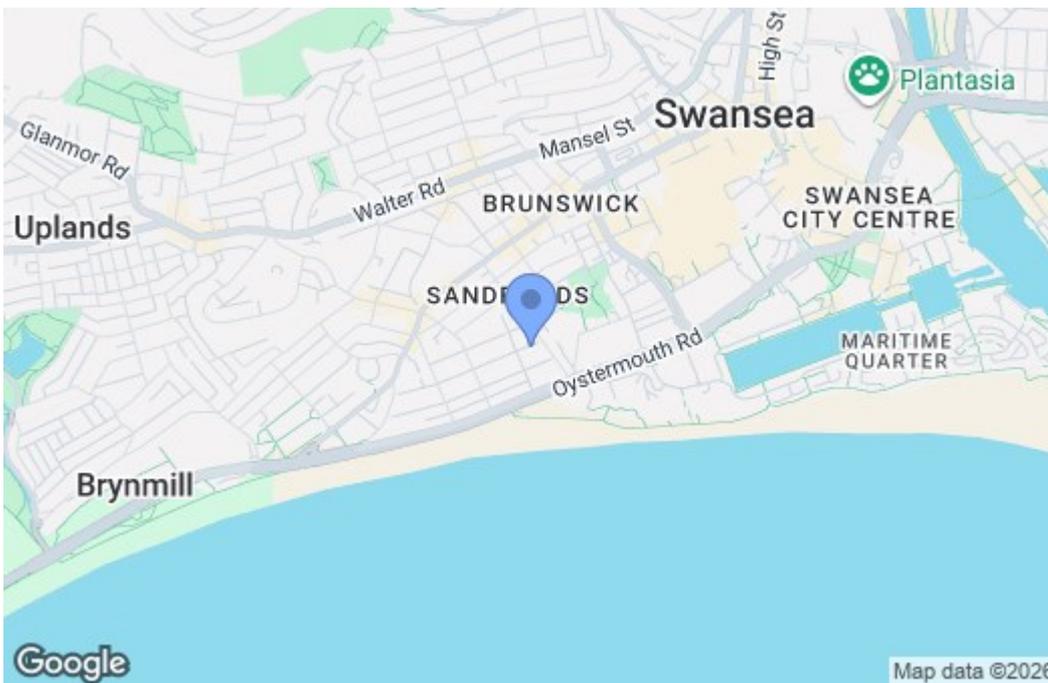
Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

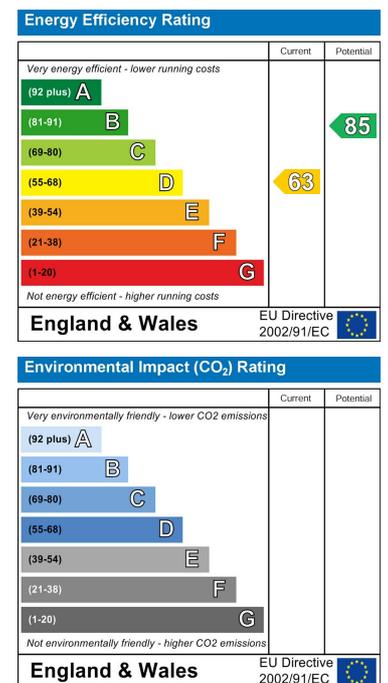
## Floor Plan



## Area Map



## Energy Efficiency Graph



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