



252 Jersey Road, Bonymaen, Swansea, SA1 7DL

£249,000

This end of terrace home in Bonymaen offers a comfortable setting with the advantage of no onward chain. Its position places everyday needs within easy reach, with schools, shops and useful local services close by, as well as direct routes into Swansea, Morfa retail park and the M4. Inside, the ground floor flows through a living room and a separate sitting room to a practical kitchen and dining area, opening into a bright conservatory that connects the house with the garden. Upstairs, three bedrooms alongside a bathroom and a separate WC. To the rear, a south facing garden offers an inviting outdoor space with a patio for relaxing or dining and a generous lawn stretching beyond. It is a bright, open area that captures the best of the day's light. while a small courtyard sits to the front.

The Accommodation Comprises

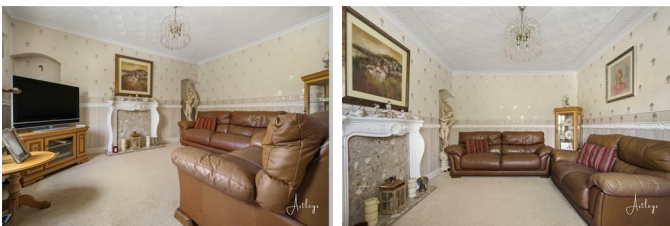
Ground Floor

Living Room 14'1" x 13'10" (4.28m x 4.21m)



The room is anchored by a focal fireplace with an electric fire and surround. A staircase rises to the first floor, with double glazed front window. The floor is finished with fitted carpet and a radiator.

Sitting Room 14'1" x 10'9" (4.28m x 3.28m)



Double glazed window to front, fitted carpet, radiator.

Kitchen/Dining Room 8'11" x 22'10" (2.71m x 6.97m)



The kitchen is fitted with a matching range of wall and base units with worktop space over. A one and a 1+1/2 bowl sits beneath a rear double glazed window overlooking the garden, alongside a built-in cooker

and gas hob with an extractor above. There is plumbing in place for a washing machine and dishwasher, together with a vent for a tumble dryer. Tiled flooring offers a durable finish and a radiator.



Conservatory



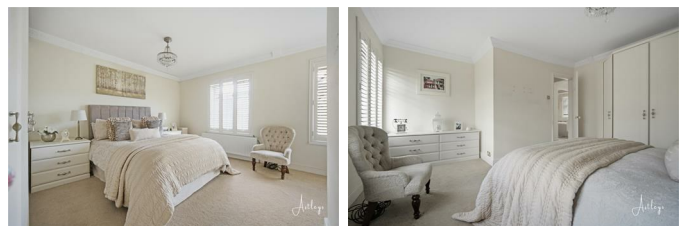
Double glazed windows to side and rear, laminate flooring.

First Floor

Landing

Fitted carpet.

Master Bedroom 14'1" x 14'6" (4.28m x 4.42m)



Two double glazed windows to the front, fitted wardrobe, fitted carpet and a radiator.

Bedroom 2 14'1" x 10'1" (4.28m x 3.07m)



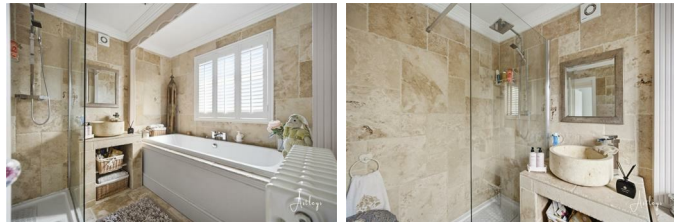
Double glazed window to front, fitted wardrobe, fitted carpet, radiator.

Bedroom 3 8'11" x 11'2" (2.71m x 3.41m)



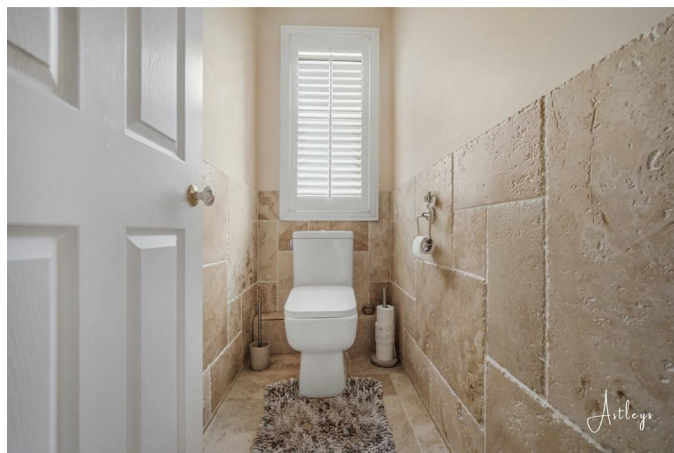
Double glazed window to rear fitted wardrobes, fitted carpet, radiator.

Bathroom



The bathroom is arranged with a four piece suite that includes a bath, separate shower cubicle, wash hand basin and WC. A frosted rear window, tiled walls and flooring and a radiator.

WC



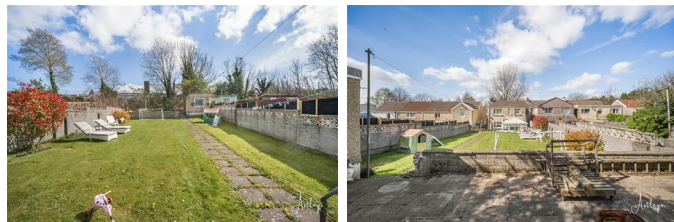
Frosted double glazed window to rear, WC, tiled flooring.

External



To the front of the property there is a small courtyard.

Rear Garden



The rear garden enjoys a warm southerly aspect with a patio for outdoor dining and a generous lawn beyond. There is also an outside shed with electrics.



Aerial Images



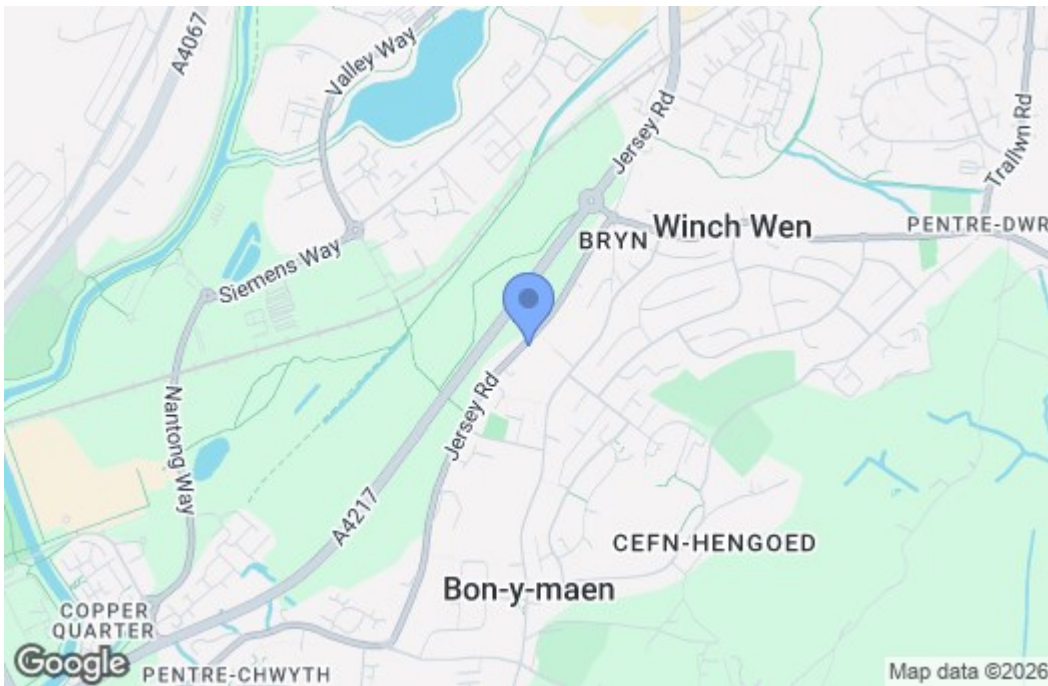
Agents Note

Tenure _ Freehold
Council Tax Band - C
Parking - On Street
Services - Services - Mains electric. Mains sewerage.
Mains Gas. Mains Meter.
Mobile coverage - EE Vodafone Three O2
Broadband - Standard - 20 Mbps Ultrafast 1000 Mbps
Satellite / Fibre TV Availability - BT Sky Virgin

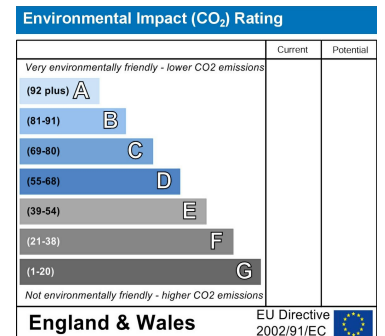
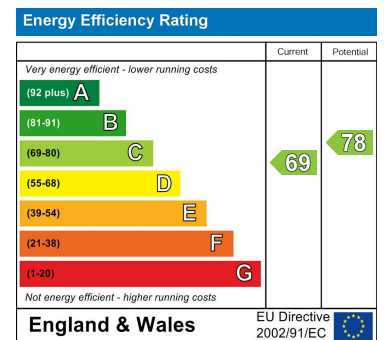
Floor Plan



Area Map



Energy Efficiency Graph



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