



202 Pearl House

Princess way, Swansea, SA1 5HF

Asking Price £122,995



FULL DESCRIPTION

Entrance

Enter via communal door into:

Communal Hallway

Stairs and lift to all floors.

Second Floor

Entrance

Enter via hardwood door into:

Hallway

Airing cupboard, electric wall mounted heater, laminate flooring.

Bathroom

Three piece suite comprising panelled bath with mixer shower over, hidden cistern w.c, inset wash hand basin, part tiled walls, tiled floor, towel radiator, extractor fan.

Open Plan Kitchen/Lounge

22'8" (max) x 15'4" (max) reducing to 7'6" (min) (6.90 (max) x 4.67 (max) reducing to 2.28 (min))

Fitted with a range of wall and base units with complimentary work surface, inset stainless steel sink unit, inset stainless steel electric hob with oven under and extractor fan over, integrated fridge/freezer, plumbed for washing machine, part tiled walls, laminate flooring, three uPVC double glazed windows to front,

Bedroom 1

14'10" x 8'11" (4.52 x 2.71)

UPVC double glazed window to front, fitted wardrobe, electric wall heater.

En-Suite

7'3" x 5'8" (2.22 x 1.72)

Three piece suite comprising step in shower cubicle with electric shower, hidden cistern w.c, inset wash hand basin, part tiled walls, tiled floor, towel radiator, extractor fan.

Bedroom 2

11'0" x 8'7" (3.36 x 2.62)

UPVC double glazed window to front, electric wall heater.

External

Allocated parking space.

Tenure

Leasehold

Term 125 years from 2007. £2,000 per annum (Approx) For Service Charge, Ground Rent and Insurance.

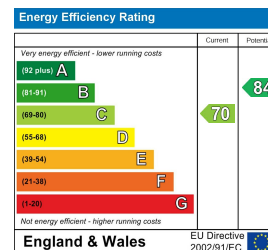
Council Tax Band - D

AREA MAP



FLOOR PLANS

EPC



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