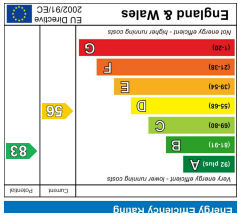
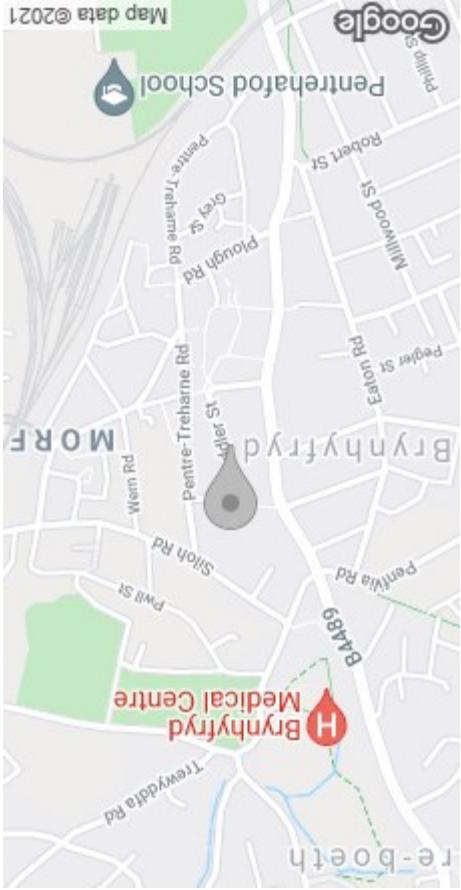




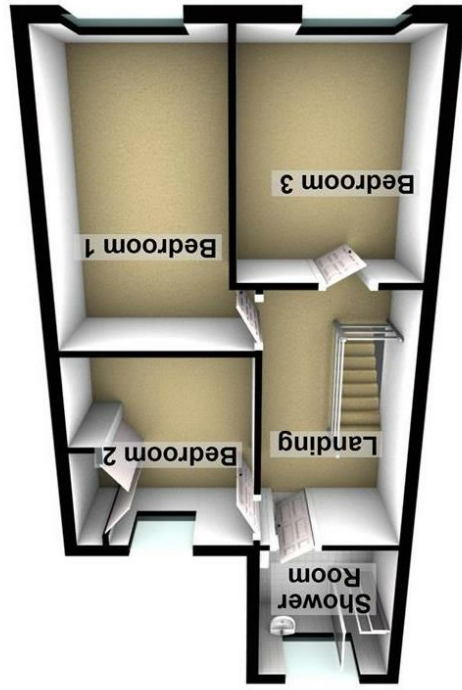
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



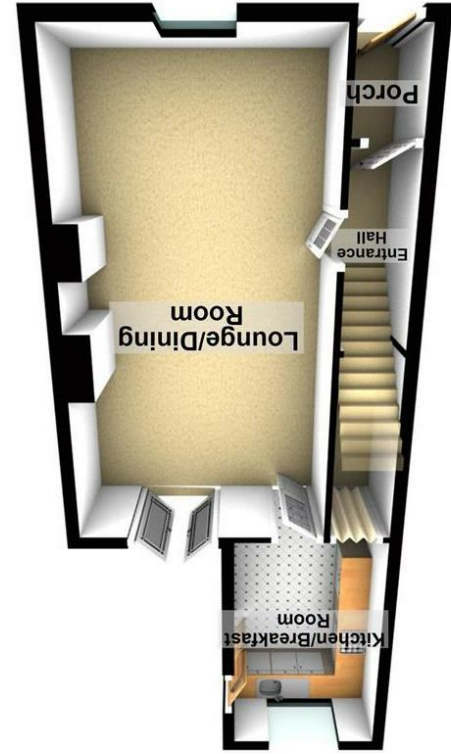
EPC



AREA MAP



First Floor



Ground Floor

FLOOR PLAN



23 Saddler Street
 Landore, Swansea, SA1 2PP
 Asking Price £130,000



GENERAL INFORMATION

We are pleased to offer for sale this deceptively spacious end terraced property in the sought after location of Landore. Considered an ideal first time buy, the property comprises of entrance porch, entrance hall, lounge/dining room, kitchen/breakfast room, shower room and three bedrooms. Further benefits include gas combi central heating and uPVC double glazed windows throughout. Externally the property offers an enclosed garden garden rear offering both lawned and patio areas perfect for entertaining. There is also a garage with parking for two vehicles. The property is conveniently located close to local schools, amenities and provides good transport links to Swansea City Centre, Morfa Retail Park and Liberty Stadium. EPC - D.

FULL DESCRIPTION

Entrance

Enter via uPVC double glazed door into:

Porch

Laminate flooring, door to:

Entrance Hallway

Radiator, laminate flooring, stairs to first floor, door to:

Lounge/Dining Room

23'2" x 12'3" (7.06m x 3.74m)

UPVC double glazed window to front, uPVC double glazed French doors to rear, three radiators, feature fireplace, coving to ceiling.



Kitchen/Breakfast Room

13'0" x 7'10" (3.97m x 2.39m)

Fitted with a range of wall and base units with complimentary work surface over, set in stainless steel sink and drainer with mixer tap, four ring electric hob with built under electric oven and chimney style extractor fan over, plumbing for washing machine, coving to ceiling, radiator, tiled flooring, uPVC double glazed window to rear, folding door to under stairs cupboard, uPVC double glazed door to garden.

First Floor

Landing

13'4" x 7'1" (4.06m x 2.15m)

Radiator, doors to:

Bedroom 1

13'8" x 8'5" (4.16m x 2.57m)

UPVC double glazed window to front, radiator, coving to ceiling.

Bedroom 2

9'5" x 8'11" (2.87m x 2.73m)

UPVC double glazed window to rear, boiler cupboard with wall mounted gas combination boiler, radiator, coving to ceiling.

Bedroom 3

10'4" x 7'2" (3.16m x 2.18m)

UPVC double glazed window to front, radiator.

Shower Room

8'0" x 6'11" (2.45m x 2.12m)

Three piece suite comprising shower, pedestal wash hand basin and low level w.c., radiator, uPVC double glazed window to rear.

Front

Forecourt, garage.

Rear

Enclosed garden garden rear offering both lawned and patio areas perfect for entertaining.

Tenure

Freehold.

