



## 17 Paxton Drive , Swansea, SA1 3SB

Offers Over £200,000





## FULL DESCRIPTION

### PORCH

Tiled flooring. Door to storage cupboard. Window to side, door into;

### HALLWAY

Stairs to first floor. Open cupboard housing fridge freezer. Door into;

### KITCHEN/BREAKFAST ROOM

9'5" x 13'8" (2.89 x 4.18)

A rang of wall, base and draw units with work surface over. Window to front. Circular sink with mixer tap and drainer. Four ring gas hob, electric oven and extractor fan over. Space for washing machine. Space for table and chairs.

### LIVING ROOM

12'4" x 15'9" (3.78 x 4.81)

Window and door to conservatory. Radiator. Laminate wood effect flooring.

### CONSERVATORY

7'5" x 13'1" (2.27 x 4.00)

Tiled flooring. Windows and doors to side and rear.

### STAIRS TO FIRST FLOOR

### LANDING

Laminate wood effect flooring. Door to airing cupboard. Access to loft hatch.

### BATHROOM

Modern bathroom with four piece suite comprising Bath, pedestal wash hand basin, low level W.C, Shower cubicle. Tiled floor to ceiling. Two obscured windows to front.

### BEDROOM TWO

6'7" x 11'11" (2.02 x 3.65)

Window to front. Radiator.

### BEDROOM ONE

8'10" x 15'0" (2.70 x 4.59)

Window to rear. Radiator.

### BEDROOM THREE

6'7" x 8'4" (2.02 x 2.55)

Window to rear. Radiator.

### EXTERNAL

Rear low maintenance garden.

### UTILITIES

Gas- Ovo Energy

Electric - Ovo Energy

Broadband- Plusnet

Water- Welsh Water

You are advised to refer to Ofcom checker for mobile signal and coverage.

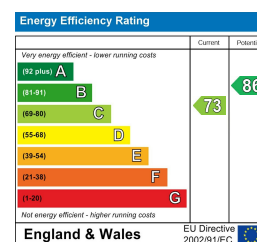
## AREA MAP



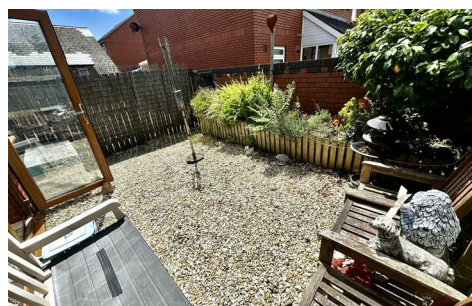
## FLOOR PLANS



## EPC



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