

GENERAL INFORMATION

Located in the charming area of Frederick Place, Llansamlet, Swansea, this delightful property presents an excellent opportunity for those seeking a home with great potential. Boasting three well-proportioned bedrooms, this residence is perfect for families or individuals looking for extra space.

Upon entering, you are welcomed by a spacious reception room that seamlessly leads into a bright conservatory. This inviting space not only enhances the living area but also opens up to a lovely garden, ideal for enjoying the outdoors or entertaining guests. The garden offers a tranquil retreat, perfect for relaxation or gardening enthusiasts.

The property features a convenient bathroom and fitted kitchen. Additionally benefitting from a driveway and garage, providing ample parking and storage options. With great transport links to the M4, commuting to nearby cities and regions is made easy, making this location particularly appealing for professionals.

Importantly, this property is offered with no chain, allowing for a smooth and efficient purchase process. Whether you are a first-time buyer or looking to invest, this home in Llansamlet is a fantastic opportunity not to be missed.

FULL DESCRIPTION

Entrance

Hallway

Kitchen
14'6 max x 10'1 (4.42m max x 3.07m)

Reception Room
17'11 max x 11'11 max (5.46m max x 3.63m max)

Conservatory
12'4 x 9'3 (3.76m x 2.82m)



Bedroom Three
11'11 max x 6'7 max (3.63m max x 2.01m max)

Bedroom One
12'11 x 11'11 (3.94m x 3.63m)

Bedroom Two
10'0 x 9'5 (3.05m x 2.87m)



External

Parking
Driveway and garage (17'3 x 8'6)

Council Tax Band
D

EPC
D

Tenure
Freehold

Services
Mains electricity, gas, water and sewerage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

