



EPC



AREA MAP

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FLOOR PLAN



162 Frederick Place  
 Llansamlet, Swansea, SA7 9TX  
 Offers Over £300,000



## GENERAL INFORMATION

Located in the charming area of Frederick Place, Llansamlet, Swansea, this splendid property offers a delightful blend of comfort and modern living. With four spacious bedrooms and three well-appointed bathrooms, this home is perfect for families or those seeking extra space.

Spread over four floors, the property is well presented throughout, showcasing a thoughtful design that maximises both space and light. The reception room provides a welcoming area for relaxation and entertaining, while the enclosed rear garden offers a private outdoor retreat, ideal for enjoying sunny days or hosting gatherings.

Additionally, the garden room adds a unique touch, providing a versatile space that can be used as a home office, playroom, or simply a tranquil spot to unwind. The convenience of a driveway ensures that parking is never a concern, making this property as practical as it is appealing.

Situated close to local amenities, residents will find everything they need just a stone's throw away. From shops to schools, the area is well-equipped to meet daily needs. Additionally, the property benefits from excellent transport links to the M4, making commuting to nearby cities and regions straightforward and efficient.

## FULL DESCRIPTION

### Entrance

### Hallway

**Open Plan Kitchen/Living/Dining**  
34'0" x 20'8" (10.36m x 6.30m)

**Cloakroom**  
6'2" x 4'10" (1.88m x 1.47m)

### First Floor

### Landing

**Bedroom Two**  
14'10" x 9'7" (4.52m x 2.92m)

### Ensuite

**Bedroom Three**  
10'1" x 8'9" (3.07m x 2.67m)



### Jack and Jill Ensuite with Bedroom Four

**Bedroom Four**  
9'6" x 8'9" (2.90m x 2.67m)

### Second Floor

**Bedroom One**  
15'1" x 14'6" (4.60m x 4.42m)

### Ensuite

**Basement**  
9'6" x 8'6" (2.9 x 2.6)  
Electricity supply and WIFI ready for home office etc.

### External

**Parking**  
Driveway.

**Council Tax**  
C

**EPC**  
C

**Tenure**  
Freehold

**Services**  
Mains electricity, gas, water and sewer age.  
The property currently has Fibre Broadband.  
Mobile - There are no known issues with mobile coverage using the vendor's current supplier, You Fibre.  
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

**Additional Information**  
A small amount of Japanese Knotweed has been identified at the bottom of the garden, the vendor is in the process of arranging an eradication programme.  
There is a coal shaft 20 metres away from the house, not within the properties boundary.

