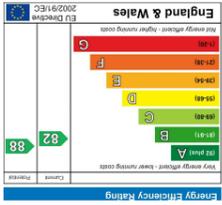


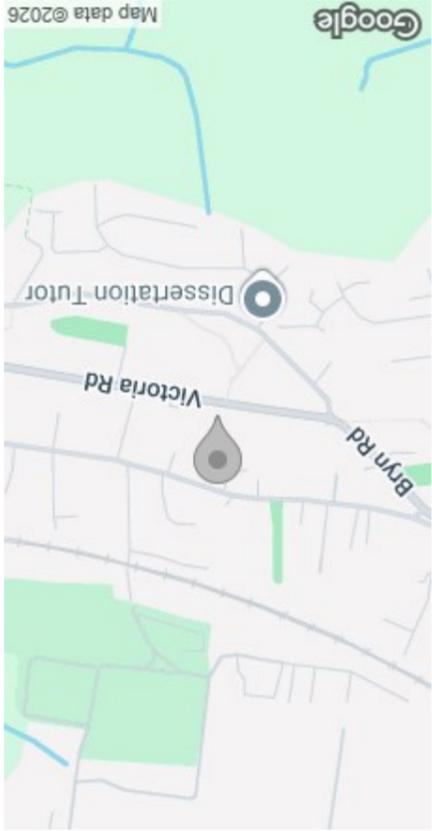


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and spaces are approximate and do not constitute an offer or contract. The floorplan is intended as a guide only and should be used as such. It is not intended to be used as a basis for any legal proceedings. The floorplan is intended as a guide only and should be used as such. It is not intended to be used as a basis for any legal proceedings.



EPC



AREA MAP



FLOOR PLAN



104 Victoria Road
 Waunarlwydd, Swansea, SA5 4TB
 Offers Over £165,000



GENERAL INFORMATION

Being sold with No Onward Chain & situated within close proximity to the local park & schools, this mid-terrace property presents an excellent opportunity for both first-time buyers, investors and families alike. The property boasts three well-proportioned bedrooms, providing ample space for comfortable living.

Upon entering, you will find two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout of the home is both practical and welcoming. A separate kitchen & downstairs bathroom offers the perfect flow to the property.

One of the standout features of this property is the good-sized rear garden, which offers a wonderful outdoor space for children to play and families to gather on those warmer months.

Conveniently located, this home is in close proximity to local primary and comprehensive schools, making it an ideal choice for families seeking out their children's education. Viewings are highly recommended.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Living Room

12'8" x 10'1" (3.87m x 3.09m)

Dining Room

12'3" x 10'8" (3.74m x 3.27m)

Kitchen

9'5" x 7'11" (2.88m x 2.42m)

Family Bathroom

7'11" x 5'10" (2.42m x 1.80m)

First Floor



Landing

Bedroom 1

12'5" x 10'2" (3.79m x 3.11m)

Bedroom 2

10'10" x 10'0" (3.32m x 3.05m)

Bedroom 3

9'0" x 6'6" (2.749m x 1.99m)

Parking

On road parking

Council Tax Band = C

EPC = B

Tenure

Freehold

Services

Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
Broadband - The current supplier is Sky.

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

Additional Information

Please note the solar panels are owned by the property.

