



39A BALACLAVA STREET. SWANSEA. SA1 8BR

£160,000

****NO CHAIN****

****FREE LEGALS****

****PART EXCHANGE WELCOME****

A fantastic opportunity to purchase this highly spacious 3 bedroom, end terrace property located in the popular Swansea area. Ideally situated within walking distance of the city centre, close to local amenities, excellent schools and with convenient road and transport links... this property is not to be missed!

The ground floor comprises of entrance porch, spacious hallway, three generous reception rooms, well proportioned kitchen and downstairs bathroom.

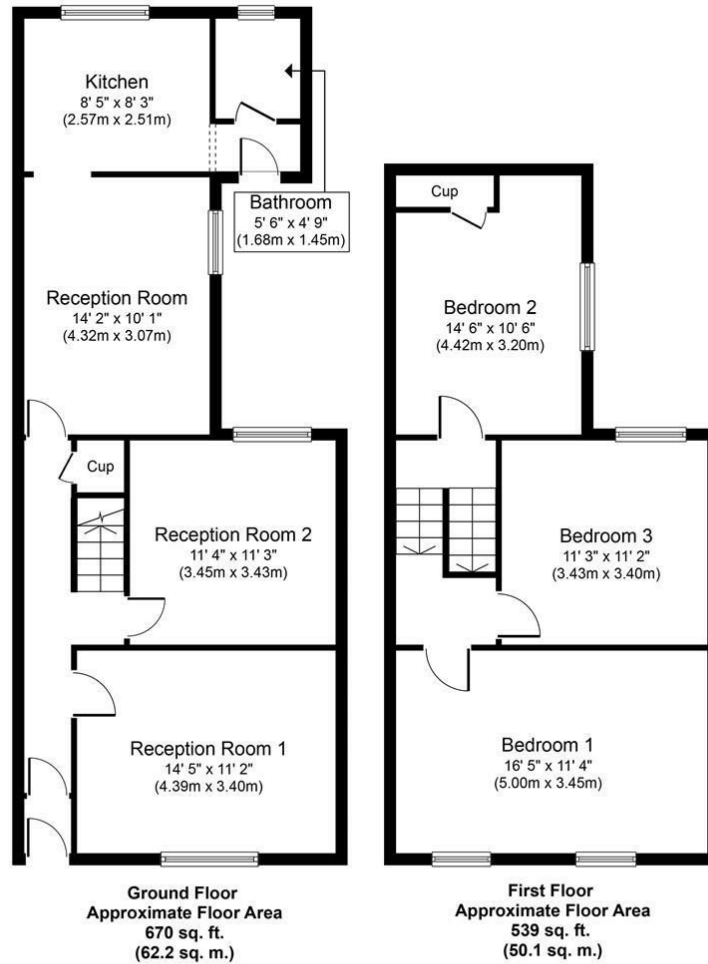
On the first floor are three spacious double bedrooms, offering plenty of space for comfortable family living.

There is also a further large coach house outbuilding which can be accessed via the rear garden and the front of the property, a very useful multi-purpose space.

To the rear of the property is a low maintenance garden with paved and gravel areas. With gated off road parking situated at the front.

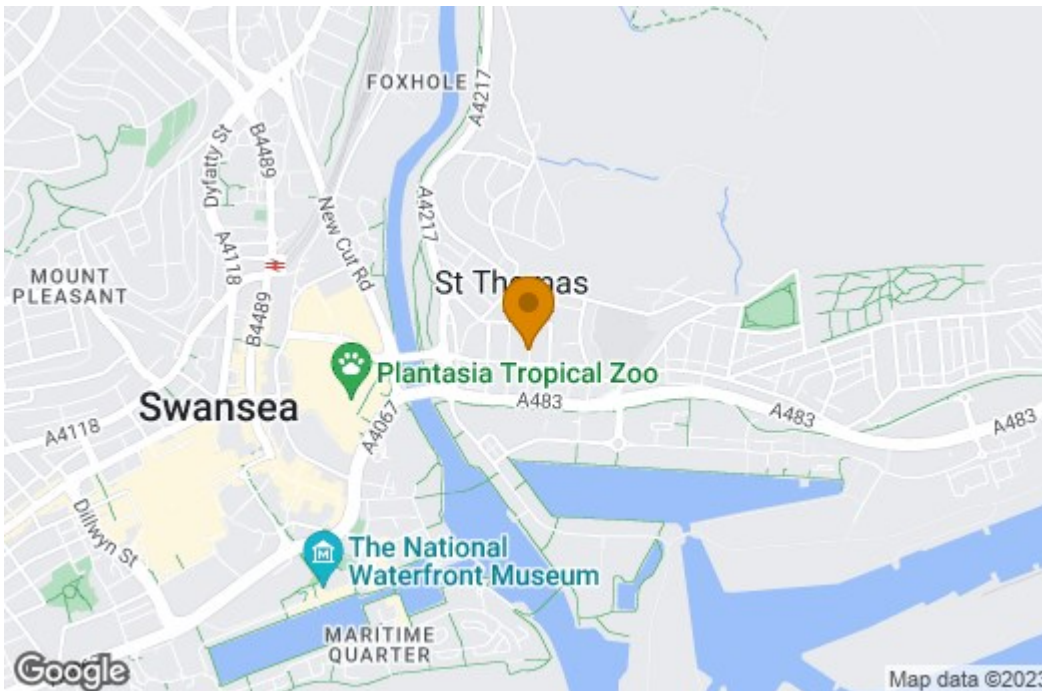
The vendor has indicated this is a freehold property, to be confirmed by a solicitor.

FLOOR PLAN

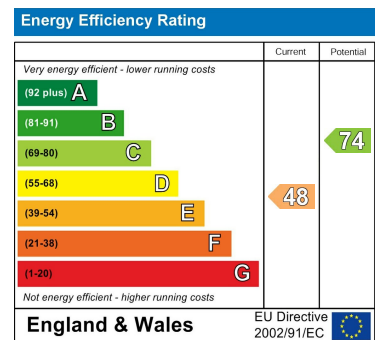


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2023 | www.houseviz.com

AREA MAP



ENERGY EFFICIENCY GRAPH



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 of representation 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.