



39A BALACLAVA STREET. SWANSEA. SA1 8BR

£180,000

****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.

ENTRANCE PORCH

Useful entrance porch leading to the hallway.

HALLWAY



Spacious hallway with doors leading to the first, second and third reception rooms and stairs leading to the first floor.

RECEPTION ONE (FRONT ROOM)

14'05 x 11'24 (4.39m x 3.35m)



Generous reception room to the front of the property.

RECEPTION TWO

11'49 x 11'30 (3.35m x 3.35m)



Generous reception room.

RECEPTION THREE (DINING ROOM)

14'23 x 10'18 (4.27m x 3.05m)



Generous reception room, ideal as a dining area with direct access to the kitchen.

KITCHEN

8'51 x 8'35 (2.44m x 2.44m)



Well proportioned kitchen with access to the downstairs bathroom and door leading to the rear garden.

BATHROOM

5'61 x 4'93 (1.52m x 1.22m)



Downstairs bathroom, currently a wet room with shower fixture, low level WC and pedestal wash hand basin.

BEDROOM ONE

16'53 x 11'40 (4.88m x 3.35m)



Highly spacious double bedroom.

BEDROOM TWO

14'62 x 10'62 (4.27m x 3.05m)



Spacious double bedroom with built in storage.

BEDROOM THREE

11'34 x 11'26 (3.35m x 3.35m)



Spacious double bedroom.

COACH HOUSE/WORKSHOP

29'04 x 14'02 (8.94m x 4.32m)



The property benefits from a large coach house outbuilding which can be accessed via the rear garden and the front of the property. A very useful multi-purpose space.

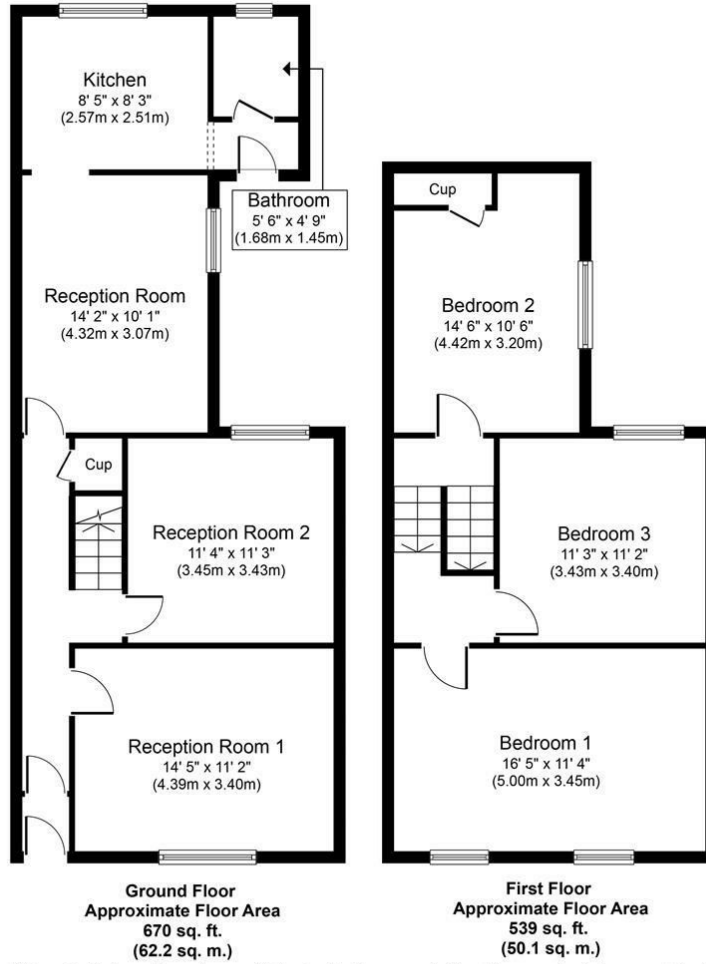
OUTSIDE SPACE



To the rear of the property is a low maintenance garden with paved and gravel areas.

There is also a gated driveway for off road parking to the front.

FLOOR PLAN

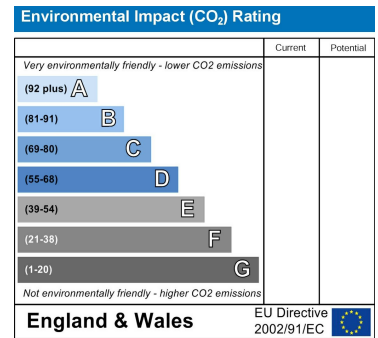
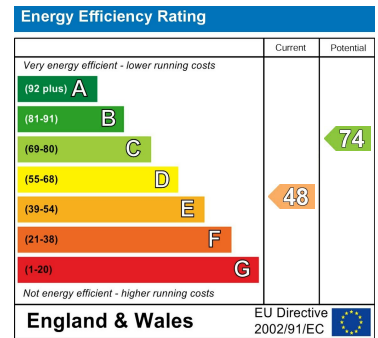


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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.