

FOR SALE

HOUSE - SEMI-DETACHED

**31 Elmhurst Crescent, St. Thomas,
Swansea, SA1 8EA**



£135,000

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This three bedroom semi detached house offers an excellent opportunity for families, first-time buyers or those looking for a property they can update and make their own. Offered for sale with no onward chain, the property provides attractive views from the rear garden, but does require updating throughout. On entering, the entrance hall leads into the open-plan lounge and dining room, creating a good sized living and entertaining space. Double doors open directly onto the rear decking, allowing plenty of natural light into the room and providing easy access to the garden. To the first floor are three bedrooms together with a wet room, providing practical family accommodation. Outside, the property has a front garden, while the rear garden is a particular feature, with a raised decking area accessed directly from the lounge. This provides an ideal place to sit and enjoy the far-reaching views, with a further lawned garden beyond. Situated in the popular St Thomas area of Swansea, the property is conveniently located for a range of local amenities, schools and transport links. St Thomas Community Primary School is nearby, while everyday shopping is readily accessible, including Sainsbury's and local convenience stores. The property is also within easy reach of Swansea city centre, the SA1 Waterfront, marina and retail parks, making this a convenient location for both work and leisure. An ideal opportunity for someone looking for a three-bedroom family home with no onward chain, attractive views and the potential to modernise and add their own style.

The Accommodation Comprises

Ground Floor

Hall

6'7" x 6'0" (2.00m x 1.82m)

Entrance door to front, staircase to first floor, radiator.



Dining Area

9'2" x 11'3" (2.79m x 3.42m)

Double glazed bay window to front, radiator, open plan to the lounge.



Lounge

12'3" x 11'3" (3.74m x 3.42m)

Double glazed double doors to the rear, radiator.



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Kitchen

9'0" x 6'0" (2.75m x 1.82m)

Fitted with a range of wall and base units with worktop space over, sink unit, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in electric oven and a four ring gas hob, double glazed window to rear, door to side.



First Floor

Landing

7'4" x 7'1" (2.24m x 2.16m)

Double glazed window to side.

Bedroom 1

11'1" x 10'1" (3.37m x 3.08m)

Double glazed window to front, radiator.



Bedroom 2

10'6" x 11'5" (3.20m x 3.48m)

Double glazed window to rear, radiator.



Bedroom 3

7'11" x 6'0" (2.41m x 1.84m)

Double window to front.



Wet Room

6'2" x 7'1" (1.87m x 2.16m)

Shower area, wash hand basin and WC. Tiled walls, radiator, access to loft, frosted double glazed window to rear.

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Gas. Water meter

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 13 Mbps Superfast 49 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

External

The front of the property features a paved terrace garden, providing a low-maintenance outdoor space.

To the rear, the garden is mainly laid to lawn, with a decking seating area directly accessed from the lounge, creating a useful space for outdoor seating and entertaining.



Agents Note

Tenure - Freehold

Council Tax Band - C

Parking - On Street and Permit Parking

Services - Services - Mains electric. Mains sewerage. Mains

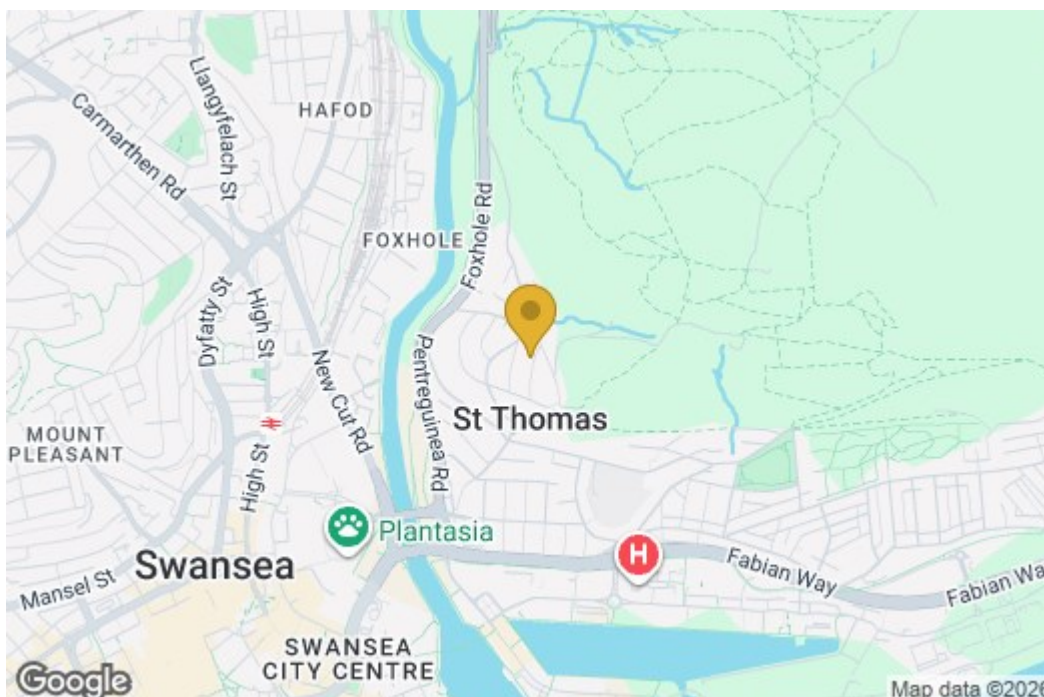
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Floor Plan



Area Map



Energy Efficiency Graph

