



Marcroft Road, Port Tennant SWANSEA

£240,000

- Modern Three Bedroom Detached Home
- Large Lounge with Patio Doors
- Spacious Kitchen Diner with Patio Doors
- Downstairs WC
- EPC Rating: C



 3  2  1



About the property

Situated on the popular Marcroft Road in Swansea, this modern detached three-bedroom property is presented in like-new condition and offers spacious, practical living ideal for families or first-time buyers.

The ground floor comprises a large, bright lounge with patio doors opening directly onto the rear garden, creating a great indoor-outdoor flow. A generous kitchen diner also benefits from patio doors, making it perfect for both everyday living and entertaining. A convenient downstairs WC completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, including a main bedroom with ensuite, alongside a modern family bathroom.

Externally, the property boasts a large rear garden laid with low-maintenance artificial grass and patio area, ideal for year-round use. A like-new condition, high quality shed to the rear will remain with the property, offering excellent additional storage. To the front, there is a private driveway providing off-road parking.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Accommodation

Lounge

16' 9" x 10' (5.11m x 3.05m)

Kitchen

16' 9" x 9' 8" (5.11m x 2.95m)

W.C

Bedroom 1 With En-Suite

11' 7" x 10' 3" (3.53m x 3.12m)

Bedroom 2

9' 8" x 8' 7" (2.95m x 2.62m)

Bedroom 3

9' 8" x 8' 2" (2.95m x 2.49m)

Bathroom