



Victoria Road, Waunarlwydd, Swansea, SA5 4TB
£98,500

Great opportunity or first time buy. Three bedroom mid-terrace house in Waunarlwydd. Within catchment area for local primary and secondary schools and close proximity to local amenities and Gowerton Train Station. The mid terrace property benefits from good size enclosed rear garden laid to lawn with generous size outside storage. The internal accommodation comprises entrance hallway, dining room, lounge kitchen and bathroom to the ground floor. To the first floor there are three bedrooms. Offered with no onward chain.

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GROUND FLOOR

Entrance Hallway

Accessed via uPVC double glazed frosted glass panel door. Doors to lounge and dining room. Stairs leading up to first floor landing. Radiator. Wood effect flooring. Textured ceiling with coving.

Dining Room 3.68m x 2.89m (12'1" x 9'6")

UPVC double glazed window to the front. Radiator. Wood effect flooring. Plain plastered ceiling.

Lounge 3.82m x 3.44m (12'6" x 11'3")

UPVC double glazed window to the rear. Radiator. Under stairs storage. Wood effect flooring. Textured ceiling with coving. Access

to:

Kitchen 3.56m x 2.72m (11'8" x 8'11")

UPVC double glazed window and frosted glass panel door to the side. Fitted with a range of wall mounted and base units with complementary work surface over incorporating stainless steel sink and drainer with mixer tap. Space for cooker. Space for washing machine. Radiator. Tile effect flooring. Part tiled walls. Textured ceiling. Door to:

Bathroom

UPVC double glazed frosted glass window to the rear. Three piece suite comprising pedestal wash hand basin, WC and bath. Wood

effect flooring. Textured ceiling. Part tiled walls, storage area with wall mounted 'Baxi' gas combination boiler.

FIRST FLOOR

Landing

UPVC double glazed window to the rear. Fitted carpet. Textured ceiling. From this area, access is provided to the three bedrooms.

Bedroom one 3.84m x 2.63m (12'7" x 8'8")

UPVC double glazed window to the front. Radiator. Fitted carpet. Textured ceiling.

Bedroom Two 3.21m x 2.46m (10'6" x 8'1")

UPVC double glazed window to the rear. Radiator. Fitted carpet. Textured ceiling.

Bedroom Three 2.91m x 2.11m (9'7" x 6'11")

UPVC double glazed window to the front. Radiator. Fitted carpet. Textured ceiling with loft access hatch.

EXTERNAL

Front

Enclosed forecourt

Rear

Enclosed garden mainly laid to lawn with patio area and outside storage.

DIRECTIONS

From our Killay office proceed along Gower Road in the Dunvant direction, on reaching the mini roundabout at Killay turn left onto Goetre Fawr Road, continue down to Dunvant Square and turn right heading towards Cecil Road and continue along through Gowerton straight ahead at traffic lights into Gorwydd Road. Follow Gorwydd Road on towards Waunarlwydd passing the petrol station on your right hand side. The property can be found on your left by the mini roundabout.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 298 014

