



## 7 Railway Terrace, Fforestfach, Swansea, SA5 5BJ

This bright and deceptively spacious traditional three bedroom mid terrace property is ideally situated in a quiet and the popular location of Fforestfach offering easy access to local shops, amenities, Swansea city centre, Fforestfach retail park and the M4. This well proportioned home comprises open plan style modern kitchen, dining room and lounge, a stylish white g/f bathroom and three bedrooms. Benefits include Upvc d/g, gas c/h, built in storage and driveway parking for up to two vehicles. Enjoying a sizeable enclosed laid to lawn rear garden with patio and decked seating areas. Only a short car journey away from Singleton hospital and Swansea University. An ideal first time buy or investment purchase.

**Asking Price £108,950**

90 Gower Road, Sketty, Swansea, SA2 9BZ  
 T: 01792 299 655 | F: 01792 280 669  
 sk@dawsonsproperty.co.uk





## ENTRANCE

Enter via uPVC double glazed obscured glass panel door into:-

## HALLWAY

Ornate archway, staircase to first floor, radiator, ceramic floor tiles, opening into:-

## OPEN PLAN STYLE KITCHEN/DINER/LOUNGE

### DINING ROOM 3.546m x 3.238m (11'8" x 10'8")

Electric log burning effect fire, opening into kitchen, two built in under stairs storage cupboard, wood effect flooring, opening into:-

### LOUNGE 3.907m into alcove x 2.988m (12'10" into alcove x 9'10")

UPVC double glazed window front, coving, alcoves with built in storage cupboards, radiator, wood effect flooring.

### KITCHEN 2.686m x 2.538m (8'10" x 8'4")

Fitted with a range of modern wooden wall and base units incorporating black granite effect work surface over, set in stainless steel "Diplomat" electric oven and matching inset four ring induction hood with stainless steel extractor hood over, plumbed for washing machine, high gloss ceramic splash back tiles, uPVC double glazed window and door to rear enjoying a pleasant leafy green outlook over garden, black high gloss ceramic floor tiles, wooden obscured glass panel door into:-

### BATHROOM 2.550m x 1.707m (8'4" x 5'7")

Stylish white three piece suite comprising low level w.c., pedestal wash hand basin with stainless steel mixer tap, free standing roll top bath with stainless steel mixer tap with hand held shower attachment, mixer shower and glass modesty screen, extractor fan, ceramic wall tiles, uPVC double glazed obscured glass window to rear, radiator, black high gloss ceramic floor tiles.

## FIRST FLOOR

### LANDING

Airy split level landing, uPVC double glazed window to rear overlooking garden, loft hatch with pull down ladder leading to attic space, offering extra storage.. Wood panelled doors off to:-

### BEDROOM 1 3.423m x 2.500m (11'3" x 8'2")

UPVC double glazed window to front with a leafy green outlook, radiator, wooden floor boards.

### BEDROOM 2 2.905m max x 2.858m max (9'6" max x 9'5" max)

UPVC double glazed window to rear boasting an attractive garden outlook, built in airing cupboard housing gas combination boiler, wooden floor boards, radiator.

### BEDROOM 3 2.381m x 1.893m (7'10" x 6'2")

UPVC double glazed window to front enjoying a pleasant leafy green outlook, radiator.

## EXTERNAL

### FRONT

Open access onto driveway providing off road parking for up to two vehicles.

### REAR

Sizable enclosed rear garden laid to lawn with patio and decked seating areas, offering a wooden storage shed and rotary line. Gated access to sides.

### NB

.Boiler newly installed January 2016

.The property is on a water meter

.The property has two gates to rear garden leading to the neighbouring properties, however only the property to the left has right of way.

## DIRECTIONS

From our Sketty showroom proceed to the traffic lights and turn right onto Vivian Road, continue up and over the first mini-roundabout and on reaching the second bear left onto Cockett Road. Continue straight ahead through the two sets of traffic lights onto Station Road and take the first turning left onto Railway Terrace.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC RATING:**

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 299 655



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.