



## 11 Cwmbach Road, Fforestfach, Swansea, SA5 5BN

Dawsons are pleased to introduce to the market this surprisingly spacious four bedroom semi-detached traditional stone built property that offers a mass of potential. It is ideally located in the Fforestfach area, within easy access to local amenities, Fforestfach Retail Park, M4, Sketty, Singleton Hospital & Park, Swansea Uni and Swansea City Centre. Property comprises of lounge, dining room, kitchen, utility area & bathroom to ground floor with four spacious double bedrooms to first floor. Benefits include oil central heating, traditional features, ample storage facilities, off road parking and pleasant south facing rear garden. Viewing is recommended to appreciate its great potential, character and location. No Chain. EPC = E.

**Asking Price £149,950**

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**ENTRANCE**

Enter via Hardwood door into:-

**PORCH**

Original coving, dado rail, beautifully maintained original patterned tiled flooring, obscure glass panel door into:-

**HALLWAY**

Coving, staircase to first floor, dado rail, radiator, doors off to:-

**LOUNGE 2.964m x 3.889m into alcove (9'9" x 12'9" into alcove)**

Aluminium double glazed window with hardwood surround, picture rail, radiator.

**DINING ROOM 3.590m x 3.562m (11'9" x 11'8")**

Aluminium double glazed window with hardwood surround to rear, original alcove storage cupboards, picture rail, radiator.

**KITCHEN 3.707m x 2.835m (12'2" x 9'3")**

Fitted with a range of wall units, and base units with tiled work surface over, stainless steel sink and drainer, electric cooker point, Free standing Worcester Bosch A Rated boiler, alcove storage cupboards, original sizeable pantry, wooden single glazed window, ceramic wall tiles, wooden panelled door into utility, tiled flooring, doors into:-

**UTILITY AREA 2.880m x 1.568m (9'5" x 5'2")**

Single glazed windows to side and rear, plumbed for washing machine, vinyl floor covering, wooden obscure glass panelled door to side opening out into garden.

**PASSAGEWAY**

UPVC double glazed obscure glass window to side, radiator, door into:-

**BATHROOM 2.228m x 1.672m (7'4" x 5'6")**

Fitted with a three pice suite comprising low level w.c., wall mounted wash hand basin, panelled bath with overhead shower, uPVC double glazed obscure glass window to rear, ceramic wall tiles, vinyl floor covering.

**FIRST FLOOR**

**LANDING**

Obscure glass window with wood surround, loft hatch, doors off to:-

**BEDROOM 1 7.102m x 3.258m (23'4" x 10'8")**

Two aluminium double glazed windows with hardwood surround to front and rear, loft hatch (with pull down ladder), coving, stainless steel sink and drainer with base unit, splash back tiles, two radiators, vinyl floor covering.

**BEDROOM 2 4.547M X 3.169M (14'11" X 10'5")**

Two aluminium double glazed windows with hardwood surround to front, radiator,

**BEDROOM 3 3.412m x 2.761m (11'2" x 9'1")**

Aluminium double glazed window with hardwood surround to rear, fitted vanity unit with set in sink, mirror and lights, picture rail, radiator.

**BEDROOM 4 2.870m x 2.844m (9'5" x 9'4")**

Aluminium double glazed window with hardwood surround to side, wall mounted wash hand basin, splash back tiles, built in storage cupboard housing water tank, radiator, door

into:-

**W.C.**

Comprising high level w.c., small single glazed window, vinyl floor covering.

**EXTERNAL**

**FRONT**

Open access onto driveway parking for two cars into car port, raised small front garden leading to entrance.

**REAR**

Very pleasant fully enclosed rear garden, external w.c. and tap, Purpose built rendered block workshop with uPVC double glazed window, beautifully maintained laid to lawn patio seating area, abundance of floral shrubs and bushes, and gated side access into car port.

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC RATING:** E

**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.