



## 76 Station Road, Fforestfach, Swansea, SA5 5AU

Surprisingly spacious extended traditional style semi-detached property located in the heart of the very popular area of Fforestfach. This bright and airy home briefly comprises of lounge, open plan kitchen/Diner/Sitting Area and cloakroom to ground floor with three bedrooms and bathroom to first floor. Benefits include uPVC double glazed, gas central heating, spacious open plan living area, log burner, original features, driveway parking & fully enclosed rear garden. This lovely family home offers easy access to local amenities, Fforestfach Retail Park, M4 and Swansea City Centre. We highly recommend viewing this property to appreciate its well extended living space, ideal location & bright and airy feel. EPC = F.

**Offers Over £169,950**

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## ENTRANCE

Enter via uPVC double glazed obscure glass door into:-

## HALLWAY

Coving, staircase to first floor, radiator, wood effect laminate flooring, doors off to:-

## CLOAKROOM

Fitted with a modern two piece suite comprising low level w.c, wall mounted corner wash hand basin, uPVC double glazed obscure glass window to side, radiator, wood effect vinyl flooring.

## LOUNGE 3.821m x 2.802m (12'6" x 9'2")

UPVC double glazed window to front, coving, set in log burner with slate hearth, brick backdrop and chimney breast, radiator, original wooden flooring.

## OPEN PLAN KITCHEN/DINER/SITTING ROOM

### KITCHEN/DINER 5.692m max x 3.681m max (18'8" max x 12'1" max)

Fitted with a range of modern sage green wall and base units with wood effect work surface over, set in ss 1½ sink and drainer, integrated electric oven, five ring gas hob with extractor hood over, integrated fridge freezer, plumbed for washing machine, inset ceiling spotlights, ceramic splash back tiles, coving, radiator, vinyl floor covering, opening into:-

### SITTING ROOM 5.077m x 3.190m (16'8" x 10'6")

Two uPVC double glazed windows to rear and one to side, three uPVC double glazed velux windows, radiator, vinyl floor covering, uPVC double glazed patio doors opening to rear garden.

## FIRST FLOOR

### LANDING

UPVC double glazed obscure glass window to side, loft hatch, coving, doors off to:-

### BEDROOM 1 3.738m x 3.538m max (12'3" x 11'7" max)

UPVC double glazed bow window to front, coving, radiator.

### BEDROOM 2 3.670m x 3.170m (12'0" x 10'5")

UPVC double glazed window to rear, built in airing cupboard housing wall mounted combi boiler, radiator.

### BEDROOM 3 2.339m x 2.038m (7'8" x 6'8")

UPVC double glazed bow window to front, coving, radiator.

### BATHROOM 1.991m x 1.777m (6'6" x 5'10")

Fitted with a white three piece suite comprising low level wc, pedestal wash hand basin, panelled bath with overhead stainless steel shower, uPVC double glazed obscure glass window to rear, inset ceiling spotlights, ceramic wall tiles, shaver point, modern upright towel radiator, tiled flooring.

## EXTERNAL

### FRONT

Open access onto driveway parking leading to entrance, decorative trees and bushes, gated side access.

### REAR

Sizeable fully enclosed family friendly garden, laid to lawn, tiered decorative barked seating area and side access.

**TENURE:** Freehold

**COUNCIL TAX:** D

**EPC RATING:** F

**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.