



Dawsons

estate agents



St Albans Road, Brynmill, Swansea, SA2 0BP

- THREE STOREY MID TERRACE
- SPLIT INTO FOUR FLATS
- HMO UNTIL 2020
- ELECTRIC HEATING
- SOME SEA VIEWS
- UPVC DOUBLE GLAZING
- REAR PEDESTRIAN ACCESS
- FREEHOLD

Asking Price £225,000

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ENTRANCE

Enter via wooden front door into:

ENTRANCE PORCH

Quarry tiled floor, dado rail, inner glazed door into:

COMMUNAL HALLWAY

Stairs to first floor.

FLAT 1

HALLWAY

BEDROOM 1 3.913m x 3.555m (12'10" x 11'8")

UPVC double glazed bay window to front, electric heater, picture rail.

BEDROOM 2 4.733m x 2.958m (15'6" x 9'9")

UPVC double glazed window to rear, electric heater.

LOUNGE 4.755m x 3.756m (15'7" x 12'4")

UPVC double glazed window to side.

KITCHEN 3.858m x 1.905m (12'8" x 6'3")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink with single drainer, built in oven and hob, part tiled walls, uPVC double glazed external door to side.

UTILITY ROOM

UPVC double glazed window to rear.

BATHROOM

Three piece suite comprising bath with shower over, low level w.c, pedestal wash hand basin, uPVC double glazed window to rear.

FIRST FLOOR

HALLWAY

Stairs to second floor.

FLAT 2 - STUDIO

LOUNGE/BEDROOM 5.839m x 3.733m (19'2" x 12'3")

UPVC double glazed window to rear with sea views, kitchen area, electric heater.

SHOWER ROOM

Double shower, low level w.c, pedestal wash hand basin, airing cupboard, part tiled walls.,

FLAT 3

LOUNGE 4.698m x 3.465m (15'5" x 11'5")

UPVC double glazed bay window to front, electric heater.

BEDROOM 3.842m x 2.032m (12'7" x 6'8")

UPVC double glazed window to front.

BATHROOM

Three piece suite comprising bath, low level w.c, pedestal wash hand basin, part tiled walls.

KITCHEN 3.817m x 1.634m (12'6" x 5'4")

Stainless steel sink with single drainer, part tiled walls, electric heater, uPVC double glazed window to rear.

SECOND FLOOR

HALF LANDING

UPVC double glazed window to rear.

FLAT 4 - STUDIO

LOUNGE 3.582m x 3.536m (11'9" x 11'7")

UPVC double glazed window to front, electric heater, loft access.

BEDROOM AREA 3.894m x 1.950m (12'9" x 6'5")

BATHROOM

Three piece suite comprising bath, low level w.c, pedestal wash hand basin, extractor fan.

KITCHEN 3.878m x 1.928m (12'9" x 6'4")

Stainless steel sink with single drainer, uPVC double glazed window to rear with sea views.

EXTERNAL

FRONT

Forecourt.

REAR

Enclosed garden in two tiers, fire escape to upper flats, pedestrian access.

DIRECTIONS

Proceed from our showroom along Walter Road heading towards Uplands, go through Uplands heading to Sketty then left onto Bernard Street. At the top of this road turn Left onto St. Albans Road and the property can be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: A

EPC RATING: G, E & F

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
TEL: 01792 646 060

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.