



Ffynone Close, Ffynone, Swansea, SA1 6DA

SEA VIEWS. We have the pleasure in offering for sale a traditional Roland Edmund style semi detached family home. The property Comprises: Two reception rooms and fitted kitchen to the ground floor. There are three bedrooms and family bathroom to the first floor with an attic room with en suite to the second floor. Benefits: uPVC double glazing, gas central heating, driveway, single garage with storage under, with front and rear gardens. Situated close to Swansea City centre, local parks and amenities. Ideal family home. Viewing highly recommended to appreciate the accommodation.

Asking Price £284,995

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ENTRANCE

Enter via uPVC glass panel door into:

HALLWAY

Wall mounted alarm system, two storage cupboards, radiator, Parquet flooring, stairs to first floor.

RECEPTION 1 6.47m x 4.91m (21'3" x 16'1")

UPVc double glazed stained glass window to front, uPVC double glazed glass panel door to front, coved ceiling, alcoves, gas fire with Cornish stone back drop and hearth, radiator, Parquet flooring.

RECEPTION 2 6.45m x3.19m (21'2" x 10'6")

UPVC double glazed French doors to rear, coved ceiling, alcoves, multi fuel burner, radiator, part tiled and Parquet flooring.

KITCHEN 3.53m x 3.07m (11'7" x 10'1")

Fitted with modern wall and base units with complimentary work surface over, set in stainless steel sink and drainer with mixer tap, built under double oven with four ring electric hob, extractor fan over, integrated fridge/freezer, washing machine, dish washer and boiler, splash back tiles, coved ceiling, wall mounted radiator, tiled flooring, uPVC double glazed glass panel door to side, uPVC double glazed window to rear.

FIRST FLOOR

LANDING

Loft access, coved ceiling, radiator, uPVC double glazed stained glass window to side, stairs to attic room.

BEDROOM 1 4.90m x 3.49m (16'1" x 11'5")

UPVC double glazed stained glass bay window to front, coved ceiling, radiator.

BEDROOM 2 4.39m x 2.89m (14'5" x 9'6")

UPVC double glazed window to front, coved ceiling, storage cupboard (with radiator), radiator.

BEDROOM 3 3.45m x 3.25m (11'4" x 10'8")

UPVC double glazed window to rear with sea views, coved ceiling, storage cupboard, radiator.

BATHROOM

Four piece suite comprising panelled bath, shower cubicle, low level w.c, wall mounted wash hand basin with vanity unit under, spot lighting, coved ceiling, tiled walls, chrome wall mounted towel heater, tiled flooring, two uPVC double glazed windows to rear.

ATTIC ROOM

UPVC double glazed window to rear with sea views, uPVC double glazed window to side, three storage cupboards, radiator.

EN-SUITE

Three piece suite comprising shower cubicle, low level w.c, wall mounted wash hand basin with vanity unit under, chrome wall mounted radiator, tiled flooring, velux window to front.

EXTERNAL

FRONT

Laid to lawn and patio area with border mature shrubs, driveway, single garage/storage underneath,

REAR

Enclosed garden laid to lawn with mature shrubs, patio area.

DIRECTIONS

From our Swansea City Showroom proceed up Walter Road turning third right onto Bullins Lane, continue up and at the junction turn left then immediate right onto Ffynone Drive. Take the first turning left onto Ffynone Close, the property is situated on the left hand side.

TENURE: Leasehold
 Term 999 years from 1959. Ground Rent £15.75 Per Annum.

COUNCIL TAX: E

EPC RATING: E

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.