



# Dawsons

estate agents



## St Thomas Lofts, Kilvey Terrace, St Thomas, Swansea, SA1 8BG

- INVESTMENT PORTFOLIO OPPORTUNITY
- IDEAL FOR SA1 UNIVERSITY CAMPUS
- MODERN THIRD FLOOR MEZZANINE APARTMENT
- ONE BEDROOM
- OPEN PLAN FITTED KITCHEN/LOUNGE
- FIRST FLOOR BATHROOM
- UPVC D/G & ELECTRIC STORAGE HEATING
- ALLOCATED PARKING SPACE
- COMMUNAL GARDENS
- IDEAL INVESTMENT BUY



**Asking Price £89,995**

11 Walter Road, Swansea, SA1 5NF  
T: 01792 646 060 | F: 01792 643 974  
sw@dawsonsproperty.co.uk



## **ENTRANCE**

Enter via communal door into:

## **COMMUNAL HALLWAY**

Stairs and lifts to all floors.

## **THIRD FLOOR**

## **ENTRANCE**

Enter via wooden door into:

## **HALLWAY**

Storage cupboard, wall mounted intercom system, laminate flooring, stairs to first floor.

## **OPEN PLAN KITCHEN/LOUNGE 5.42m x 3.36m (17'9" x 11'0")**

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, built under electric oven with four ring electric hob, chimney style extractor fan over, plumbed for washing machine,, two wall mounted electric heaters, laminate flooring, two uPVC double glazed windows to front with partial sea views.

## **FIRST FLOOR**

## **LANDING**

## **BEDROOM 3.36m x 3.08m (11'0" x 10'1")**

Wall mounted electric heater, laminate flooring.

## **BATHROOM**

Three piece suite comprising panelled bath with shower over, low level w.c, pedestal wash hand basin, splash back tiles, chrome wall mounted towel heater.

## **EXTERNAL**

## **FRONT**

Allocated parking space.

## **REAR**

Communal garden.

## **DIRECTIONS**

From our City centre showroom proceed up Walter Road and turn left onto Henrietta Street. At the bottom of the road turn left onto St Helens Road and at the traffic lights turn right onto Dillwyn Street. Continue down, passing Tesco on the left and turn left onto Oystermouth Road. After passing Sainburys, bear left and then turn right over the bridge and then bear left again onto Pentreguinea Road. Take the third turning left onto Kilvey Terrace and the property can be found on the left hand side.

**TENURE:** Leasehold  
TBC

**COUNCIL TAX:** B

**EPC RATING:** C

**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.

