



Dawsons

estate agents



Bennett Street, Landore, Swansea, SA1 2QH

Situated in a popular residential area close to amenities and easy access to city centre **VIEWING IS HIGHLY RECOMMENDED** ON this well presented, traditional mid terrace property which benefits internally from lounge/dining room, kitchen/breakfast room and shower room to the ground floor then continuing to the second floor there are three double bedrooms. Further benefits are full uPVC double glazing and gas central heating and externally an enclosed private rear garden can be found. Offered as freehold and no onward chain the property is ideal for first time or investment purchase.



Asking Price £119,995



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

ENTRANCE

Enter via uPVC double glazed front door into:

HALLWAY

Stairs to first floor.

LOUNGE/DINING ROOM 6.737m x 3.233m (22'1" x 10'7")

UPVC double glazed window to front, two radiators, wooden fire surround with inset gas fire, coved ceiling.

KITCHEN/BREAKFAST ROOM 6.883m x 2.235m (22'7" x 7'4")

Fitted with a range of modern wall and base units with complementary work surface over, set in stainless steel sink and drainer with mixer tap, integrated fridge and freezer, built in oven, hob and chimney style cooker hood, space for washing machine, breakfast bar, part tiled walls, radiator, uPVC double glazed window to rear, uPVC double glazed external door to side.

SHOWER ROOM

Three piece suite comprising double shower cubicle, low level w.c, pedestal wash hand basin, fully tiled walls, radiator, extractor fan, uPVC double glazed window to rear.

FIRST FLOOR

LANDING

Storage cupboard.

BEDROOM 1 4.313m x 3.143m (14'2" x 10'4")

UPVC double glazed window to front, radiator.

BEDROOM 2 3.463m x 2.741m (11'4" x 9'0")

UPVC double glazed window to rear, radiator.

BEDROOM 3 3.660m x 2.2635m (12'0" x 7'5")

UPVC double glazed window to rear, radiator, cupboard housing gas combination central heating boiler..

EXTERNAL

REAR

Enclosed garden with steps to patio area, side planting, two external lights.

DIRECTIONS

From our Swansea showroom proceed down Walter Road/ Mansel Street passing the Police Station on your left hand side. Staying in the left hand lane bear left at the traffic lights onto Dyfatty Street. At the traffic lights proceed ahead bearing left onto Llangyfelch Street, continue along under the railway bridge taking the first turning right onto Plough Road. At the bottom of the road turn left onto Pentretreharne Road and then the first right onto Mysydd Road. Follow the road down taking the third right onto Station road then right onto Hamilton street continue along this road onto Bennett street and the property is situated on the left hand side.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: TBC

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.

