



Lydford Avenue, St Thomas, Swansea, SA1 8DX

SITUATED IN A POPULAR RESIDENTIAL AREA WITH SEA VIEWS FROM THE REAR

This fully modernised and well presented semi detached property benefits from accommodation within comprising of lounge/dining room and modern fitted kitchen with lean-to utility room to the ground floor and onto the first floor there are three bedrooms and a family bathroom. Further benefits are gas central heating, uPVC double glazing and a fully boarded loft room accessed via a ladder at present. Externally there is an attractive garden to the rear with sea views.

VIEWING A MUST IF LOOKING FOR A FAMILY HOME.

Best Offers Over £145,000

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ENTRANCE

Enter via uPVC double glazed door with side panel into:

HALLWAY

Stairs to first floor, under stairs storage cupboard, radiator with ornate cover, wooden flooring.

LOUNGE/DINING ROOM 7.84m x 3.44m (25'9" x 11'3")

UPVC double glazed bay window to front, French doors to rear, fireplace with marble hearth, radiator with ornate cover, wooden flooring.

KITCHEN 2.99m x 1.96m (9'10" x 6'5")

Fitted with a range of wall and base units with complementary work surface over, inset one and a half bowl stainless steel sink unit, inset stainless steel gas hob with electric oven under and extractor fan over, part tiled walls, tiled floor, uPVC double glazed window and door to side, uPVC double glazed window to rear.

LEAN-TO UTILITY ROOM 4.22m x 1.27m (13'10" x 4'2")

UPVC double glazed doors to front and rear, plumbed for washing machine, extractor fan.

FIRST FLOOR

LANDING

UPVC double glazed window to side, laminate flooring.

BEDROOM 1 3.36m x 3.06m (11'0" x 10'0")

UPVC double glazed window to front, fitted wardrobes, double radiator, picture rail, laminate flooring.

BEDROOM 2 2.87m x 2.77m to wardrobes (9'5" x 9'1" to wardrobes)

UPVC double glazed window to rear with views over Swansea Bay, mirrored fitted wardrobes, cupboard housing gas combination boiler, double radiator, picture rail, laminate flooring.

BEDROOM 3 2.42m x 1.82m (7'11" x 6'0")

UPVC double glazed window to front, double radiator, picture rail, laminate flooring, access via ladder to:.

LOFT ROOM 4.69m x 3.80m (15'5" x 12'6")

'Velux' window to rear with views over Swansea Bay, eaves storage cupboards, raised area for bed, laminate flooring.

BATHROOM

Fitted with a three piece suite comprising panelled bath with electric shower over, low level w.c, pedestal wash hand basin, fully tiled walls, double radiator, uPVC double glazed window to rear.

EXTERNAL

FRONT

Garden laid to chippings.

REAR

Enclosed garden laid to lawn with decked areas, gazebo, garden shed, vegetable patch,

garden pond with water feature.

DIRECTIONS

From our City Centre showroom turn left onto Walter Road and take the second turning 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. Continue along, passing Sainsburys and bear left onto New Cut Road and turn immediately right over the bridge. Bear left onto Pentreguinea Road, take the fourth turning right onto Maesteg Street and at the top of the road turn right then bear left and the property can be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 646060



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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.