



# Dawsons

estate agents



## Cwm Level Road, Brynhyfryd, Swansea, SA5 9DY

- MID TERRACE PROPERTY
- TWO BEDROOMS
- FITTED KITCHEN
- OPEN PLAN LOUNGE/DINER
- FIRST FLOOR FAMILY BATHROOM
- GAS C/H & UPVC D/G
- ENCLOSED REAR GARDEN
- IDEAL FAMILY HOME OR INVESTMENT BUY
- NO CHAIN



**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 uPVC double glazed glass panel door into:

## PORCH

Coved ceiling, radiator, tiled flooring, glass panel wooden door into:

## OPEN PLAN LOUNGE/DINER 6.68m x 4.28m (21'11" x 14'1")

UPVC double glazed window to front, uPVC glass panel door to rear, coved ceiling, alcoves, wall mounted electric fire, two radiators, laminate flooring, stairs to first floor.

## KITCHEN 3.67m x 2.59m (12'0" x 8'6")

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, splash back tiles, storage cupboard, radiator, tiled flooring, uPVC double glazed window to rear, uPVC double glazed glass panel door to side.

## FIRST FLOOR

## LANDING

Coved ceiling, storage cupboard, radiator.

## BEDROOM 1 4.31m x 3.17m (14'2" x 10'5")

Two uPVC double glazed windows to front, alcove, radiator.

## BEDROOM 2 3.33m x 2.56m (10'11" x 8'5")

UPVC double glazed window to rear, alcove, radiator.

## BATHROOM

Four piece suite comprising panelled bath, corner shower cubicle, low level w.c, pedestal wash hand basin, storage cupboard housing boiler, partial tiled walls, radiator, tiled flooring, uPVC double glazed window to rear.

## EXTERNAL

## REAR

Enclosed rear garden, decked area, patio area, brick storage shed.

## DIRECTIONS

From our Swansea showroom proceed down Walter Road/Mansel Street. On reaching the third set of traffic lights bear left onto Dyfatty Street. Continue to the next set of traffic lights and continue through bearing left onto Llangyfelach Street. Continue along until reaching Brynhyfryd traffic lights and turn right. The property is situated on the right hand side.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC RATING:** D

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

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
Morrison, 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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

