



# Dawsons

estate agents



## **Balaclava Street, St Thomas, Swansea, SA1 8BS**

WE HAVE THE PLEASURE IN OFFERING FOR SALE THIS TRADITIONAL MID TERRACE PROPERTY WITH THE BENEFIT OF OFFERING NO ONWARD CHAIN. The property comprises of: lounge/dining room, fitted kitchen and bathroom on the ground floor. On the first floor there are three double bedrooms. The property benefits from gas central heating and uPVC double glazing and is set in a convenient location within walking distance of the City Centre, Swansea University's Bay Campus and only 100m from the cycle track. IDEAL FAMILY HOME OR INVESTMENT BUY.



**Asking Price £112,000**



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## ENTRANCE

Enter via uPVC double glazed door into:

## PORCH

Laminate flooring.

## LOUNGE/DINING ROOM 6.47m x 4.07m (21'3" x 13'4")

UPVC double glazed window to front, uPVC double glazed window to rear, stairs to first floor, two radiators, alarm console, laminate flooring.

## FITTED KITCHEN 3.79m x 2.43m (12'5" x 8'0")

Fitted with a range of wall and base units with work surface over, inset one and a half bowl stainless steel sink unit, inset electric ceramic hob with stainless steel oven under and extractor fan over, plumbed for washing machine, wall mounted combination gas boiler, part tiled walls, laminate flooring, radiator, uPVC double glazed window to side.

## REAR PORCH

UPVC double glazed door to side, laminate flooring.

## BATHROOM

Three piece suite comprising panelled bath with electric shower over, low level w.c, pedestal wash hand basin, part tiled walls, extractor fan, radiator, uPVC double glazed window to rear.

## FIRST FLOOR

## LANDING

Loft access.

## BEDROOM 1 4.05m x 3.19m (13'3" x 10'6")

UPVC double glazed window to front, radiator.

## BEDROOM 2 3.18m x 2.37m (10'5" x 7'9")

UPVC double glazed window to rear, radiator.

## BEDROOM 3 3.81m x 2.43m (12'6" x 8'0")

UPVC double glazed window to side, radiator.

## EXTERNAL

## REAR

Enclosed garden laid to paving with raised beds.

## DIRECTIONS

From our Swansea City showroom, proceed down Walter Road taking the first turning left onto Henrietta Street, proceeding to the bottom of the road turning left onto St Helens Road. At the traffic lights turn right onto Dillwyn Street, proceed down passing Tesco's. Turn left onto Oystermouth Road, continue ahead passing Sainsburys on your right. Reaching the traffic lights turn right onto the second Tawe Bridge. At the next set of traffic lights continue straight ahead onto Delhi Street. Take the third turning right onto Balaclava Street. 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,  
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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

