



Dawsons

estate agents



Caeconna Road, Ravenhill, Swansea, SA5 5JA

Traditional mid-terraced property comprising lounge and kitchen/breakfast room on the ground floor. On the first floor there are three bedrooms and a shower room. The property benefits from gas central heating and uPVC double glazing and is set in a cul de sac with off-road parking to the rear. Ideal first time buy or investment purchase.

Asking Price £81,995

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ENTRANCE

Enter via uPVC double glazed door with side panel into:

HALLWAY

Stairs to first floor, radiator.

LOUNGE 4.33m (max) x 4.17m (max) (14'2" (max) x 13'8" (max))

UPVC double glazed window to front, coal effect electric fire with feature surround, under stairs cupboard, radiator.

KITCHEN/BREAKFAST ROOM 5.11m x 2.82m (16'9" x 9'3")

Fitted with a range of wall and base units with complimentary work surface over, set in stainless steel sink and drainer with mixer tap, plumbed for washing machine, part tiled walls, tiled floor, radiator, two uPVC double glazed windows and door to rear.

FIRST FLOOR

LANDING

Loft access, cupboard housing combination gas boiler.

BEDROOM 1 3.91m x 3.09m (12'10" x 10'2")

UPVC double glazed window to front, radiator.

BEDROOM 2 3.33m x 3.08m (10'11" x 10'1")

UPVC double glazed window to rear, radiator.

BEDROOM 3 2.93m (max) x 2.56m (max) (9'7" (max) x 8'5" (max))

UPVC double glazed window to front, radiator, storage cupboard.

SHOWER ROOM

Three piece suite comprising step in shower cubicle with electric shower, pedestal wash hand basin, low level w.c., part tiled walls, radiator, extractor fan, two UPVC double glazed windows to rear.

EXTERNAL

FRONT

Enclosed garden laid to decorative chippings, shared pedestrian access leading to:

REAR

Enclosed garden laid to decking with hard standing providing off road parking for one car, brick built shed with w.c.

DIRECTIONS

From our Swansea City showroom proceed down Walter Road /Mansel Street. On reaching third set of traffic lights bear left onto Dyfatty St. On reaching Cwmbwrla roundabout take the third exit onto Pentregethin road. Continue through Caereithin cross taking the first left onto Ffordd Y Brain then take a second turning right onto Caeconna Road follow the road down. The property can be found on the left 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. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.