



Dawsons

estate agents



Llangyfelach Road, Treboeth, Swansea, SA5 9EH

Traditional terraced property comprising open-plan lounge/dining room, fitted kitchen and bathroom on the ground floor. On the first floor there are two double bedrooms. The property benefits from gas central heating and uPVC double glazing. To the rear there is a level enclosed garden and a parking space. IDEAL INVESTMENT BUY OR FIRST TIME HOME WITH THE BENEFIT OF NO ONWARD CHAIN.

Asking Price £95,000



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

ENTRANCE

Enter via uPVC double glazed door into:

PORCH

Tiled floor, dado rail.

HALLWAY

Storage cupboard, radiator, laminate flooring.

LOUNGE/DINING ROOM 7.05m x 3.61m (23'2" x 11'10")

UPVC double glazed window to front and rear, wall mounted modern electric fire with marble hearth, stairs to first floor, under stairs storage cupboard, alcove cupboard, radiator, laminate flooring, coved and textured ceiling, picture rail.

FITTED KITCHEN 3.93m x 2.03m (12'11" x 6'8")

Fitted with a range of base units with complimentary work surface over, stainless steel sink unit, plumbed for washing machine, gas cooker point, radiator, tongue and groove panelled ceiling, part tiled walls, laminate flooring, uPVC double glazed window and door to side.

BATHROOM

Three piece suite comprising panelled bath with mixer shower over, low level w.c, pedestal wash hand basin, radiator, full tiled walls, laminate flooring, storage cupboard, uPVC double glazed window to side and rear.

REAR PORCH

Two uPVC double glazed windows to side and uPVC double glazed door to rear.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1 3.74m x 2.92m (12'3" x 9'7")

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

BEDROOM 2 3.65m x 3.40m (12'0" x 11'2")

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

EXTERNAL

REAR

Enclosed level garden laid to lawn with mature trees and shrubs, garden shed, greenhouse, parking space, rear pedestrian access.

DIRECTIONS

From our City Centre showroom proceed along Walter Road/Mansel Street passing the Police Station on the left hand side. Bear left onto Dyfatty Street and at Dyfatty lights continue ahead in the middle lane then at the next traffic lights turn left onto Llangyfelach Street. Continue along onto Llangyfelach Road, passing through Brynhyfryd Square and the property can be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: A

EPC RATING: E

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.

