



Dawsons

estate agents



Middle Road, Cwmdu, Swansea, SA5 8EY

- MID TERRACE PROPERTY
- THREE BEDROOMS
- FIRST FLOOR BATHROOM
- OPEN PLAN LOUNGE/ DINER
- KITCHEN
- GAS C/H & UPVC D/G
- LARGE REAR GARDEN
- INVESTMENT BUYERS ONLY



Offers In The Region Of £99,000

11 Walter Road, Swansea, SA1 5NF
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ENTRANCE

Enter via uPVC door into;

PORCH

Dado rail, laminate flooring, wooden door into;

OPEN PLAN LOUNGE/ DINER 4.48m x 6.36m (14'8" x 20'10")

UPVC double glazed window to front, uPVC double glazed window to rear, dado rail, alcoves, two radiators, laminate flooring, stairs to first floor.

KITCHEN 2.34m x 4.38m (7'8" x 14'4")

Fitted with base units with work surface over, set in stainless steel sink and drainer with mixer taps, cooker point, plumbed for washing machine, splash back tiles, wall mounted boiler, spot lighting, storage cupboard, radiator, tiled flooring, uPVC double glazed window to rear, uPVC double glazed window to side, uPVC glass panel door to side leading to lean to storage cupboard.

LANDING

Loft access, dado rail.

BEDROOM 1 2.99m x 4.46m (9'10" x 14'8")

Two uPVC double glazed windows to front, fitted wardrobe, radiator, laminate flooring.

BEDROOM 2 2.71m x 3.32m (8'11" x 10'11")

UPVC double glazed window to rear, alcoves, radiator, laminate flooring.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level w.c, pedestal wash hand basin, splash back tiles, radiator, uPVC double glazed window to side.

BEDROOM 3 2.36m x 2.19m (7'9" x 7'2")

UPVC double glazed window to rear, radiator.

EXTERNAL

FRONT

Decorative pebbles.

REAR

Laid out over three sections, patio area, laid to lawn, far end in need of cultivation, storage shed.

DIRECTIONS

From our Swansea showroom proceed down Walter Road/Mansel Street. At the third set of traffic lights bear left onto Dyfatty Street and continue until reaching the next set of traffic lights. Turn left onto Carmarthen Road and continue until reaching Cwmbrwrla roundabout. Take the third turning off onto Pentregethin Road then immediate left onto Middle Road. Continue up and the property can be found 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. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

