



## Middle Road, Cwmdru, Swansea, SA5 8EY

- MID TERRACE PROPERTY
- THREE BEDROOMS
- FIRST FLOOR BATHROOM
- OPEN PLAN LOUNGE/ DINER
- KITCHEN
- GAS CENTRAL HEATING/UPVC DOUBLE GLAZING
- LARGE REAR GARDEN



**Best Offers Over £80,000**

11 Walter Road, Swansea, SA1 5NF  
T: 01792 646060 | F: 01792 643 974  
sw@dawsonsproperty.co.uk



## **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.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC RATING:** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 646060

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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.

