



Samuel Crescent, Gendros, Swansea, SA5 8DW

We have pleasure in offering for sale this semi-detached property set over three floors in a convenient location. The property comprises an open plan lounge/dining room/ kitchen, conservatory and utility area to the ground floor. On the first floor there are two bedrooms and family bathroom. To the second floor there is an office/play room with cloakroom. The property also benefits from full uPVC double glazing, gas central heating and has a detached single garage. Freehold. No onward chain.

Asking Price £94,995



ENTRANCE

Enter via uPVC double glazed front door into:

LOBBY

UPVC double glazed door and window to rear, laminate flooring, radiator.

HALLWAY

Stairs to first floor, radiator, storage cupboard.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN (L SHAPED) 6.97m x 4.85m (22'10" x 15'11")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, built in oven and hob, plumbed for washing machine, part tiled walls, two radiators, laminate flooring, feature fire surround, uPVC double glazed window to front, uPVC double glazed window to rear, opening to:

CONSERVATORY 2.48m x 2.38m (8'2" x 7'10")

Patio doors to side, laminate flooring.

HALF LANDING

UPVC double glazed window to side.

LANDING

Storage cupboard housing wall mounted combination boiler, stairs to second floor, radiator.

BEDROOM 1 3.52m x 3.20m (11'7" x 10'6")

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

BEDROOM 2 3.36m x 3.24m (11'0" x 10'8")

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

BATHROOM

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

SECOND FLOOR

OFFICE/PLAYROOM 4.64m x 3.19m (15'3" x 10'6")

Two velux windows, eaves storage.

CLOAKROOM

Low level w.c, wash hand basin, laminate flooring.

EXTERNAL

FRONT

Laid to lawn.

REAR

Enclosed patio, lawn area, pedestrian access, single detached garage.

DIRECTIONS

From our City centre showroom proceed down Walter Road/Mansel Street, passing the Police Station on the left hand side. Bear left onto Dyfatty Street and at the traffic lights turn left onto Carmarthen Road. At the roundabout take the third exit onto Pentregethin Road and take the first turning left onto Middle Road. Continue up and after passing through the mini-roundabout take the next turning right onto Penllwynmarch Road and the next right onto Samuel Crescent. The property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: D

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

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.

