



Dawsons

estate agents



Llangyfelach Road, Brynhyfryd, Swansea, SA5 9LH

Dawsons have the pleasure in offering for sale this traditional mid terrace property set close to local amenities. The property comprises of lounge/dining room and modern fitted kitchen to the ground floor. To the first floor there are three bedrooms and family bathroom. Benefits include gas central heating, uPVC double glazing and enclosed good size rear garden. Ideal family home or investment buy.

Asking Price £111,995



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ENTRANCE

Enter via uPVC double glazed door into:

PORCH

Laminate flooring, inner glazed door into:

LOUNGE/DINING ROOM 6.59m x 4.88m (approx) (21'7" x 16'0" (approx))

UPVC double glazed patio doors to rear, stairs to first floor, cast iron fireplace with wooden surround, laminate flooring, three radiators, under stairs storage cupboard.

KITCHEN/BREAKFAST ROOM 4.29m (approx) x 3.15m (14'1" (approx) x 10'4")

Fitted with modern wall and base units with complimentary work surface over, set in stainless steel one and a half bowl sink and drainer with mixer tap, space for cooker, washing machine, tumble dryer and American fridge freezer, chimney style extractor fan, splash back tiles, breakfast bar, tiled floor, radiator, spot lighting, uPVC double glazed window to side, external door to rear.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1 4.17m x 2.82m (13'8" x 9'3")

UPVC double glazed window to front, wardrobes, radiator.

BEDROOM 2 3.68m x 3.16m (12'1" x 10'4")

UPVC double glazed window to rear, radiator.

BEDROOM 3 2.35m x 2.26m (7'9" x 7'5")

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

BATHROOM

Three piece suite comprising P shaped bath with shower over, low level w.c, pedestal wash hand basin, fully tiled walls, tiled floor, loft access, uPVC double glazed window to side.

EXTERNAL

FRONT

Forecourt.

REAR

Enclosed larger than average rear garden laid to lawn with decking area.

DIRECTIONS

From our Walter Road showroom proceed down Walter Road into Mansel Street passing the Police Station on the left hand side. At the traffic lights bear left onto Dyfatty Street and at Dyfatty lights continue straight ahead in the middle lane and at the next lights bear left onto Llangyfelach Street continuing onto Llangyfelach Road. 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 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.

