



Dawsons

estate agents



Hanover Street, Swansea, SA1 6AZ

AN END TERRACE PROPERTY SET OVER THREE FLOORS WITH MANY ORIGINAL FEATURES CONVENIENTLY LOCATED WITHIN SWANSEA CITY CENTRE AND CLOSE TO LOCAL AMENITIES. The property comprises: three reception rooms, kitchen and wet room to the ground floor. There are three bedrooms set over the remaining two floors. Benefits : uPVC double glazing, gas central heating and a small patio rear garden with rear access. Ideal Family home or Investment Buy.

Asking Price £119,995

11 Walter Road, Swansea, SA1 5NF
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ENTRANCE

Enter via uPVC glass panel stain glass door into:

PORCH

Coved ceiling, glass panel wooden door into:

RECEPTION 1 6.89m x 3.40m (22'7" x 11'2")

Two uPVC double glazed windows to front, coved ceiling, two feature fire places, two radiators, wooden flooring, stairs to first floor.

RECEPTION 2 3.04m x 2.50m (10'0" x 8'2")

UPVC double glazed window to rear, alcove, radiator.

RECEPTION 3 4.55m x 3.68m (14'11" x 12'1")

UPVC double glazed window to rear, feature fireplace, radiator, original tiled flooring, door to original coal cellar.

KITCHEN 2.99m x 2.37m (9'10" x 7'9")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, cooker point, plumed for washing machine, wall mounted boiler, original tiled flooring, uPVC double glazed window to rear, uPVC double glazed glass panel door to rear.

WET ROOM

Three piece suite comprising double shower, low level w.c, pedestal wash hand basin, splash back tiles, radiator.

FIRST FLOOR

LANDING

UPVC double glazed window to side, stairs to second floor.

BEDROOM 1 6.02m x 3.52m (19'9" x 11'7")

Two uPVC double glazed windows to front, coved ceiling, alcoves, feature fireplace, radiator, wooden flooring.

BEDROOM 2 3.04m x 2.57m (10'0" x 8'5")

UPVC double glazed window to front, alcoves, feature fireplace, radiator.

ATTIC ROOM/BEDROOM 3 4.40m x 3.64m (14'5" x 11'11")

UPVC double glazed window to front, uPVC double glazed window to rear, radiator, storage cupboard, wooden flooring.

EXTERNAL

REAR

Patio garden with two brick storage sheds, side access.

DIRECTIONS

From our Swansea Showroom proceed up Walter Road in the Uplands direction turning first right onto Humphrey Street and at junction turn right onto Hanover Street and the property can be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: E

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.

