



Caebricks Road, Cwmbwrla, Swansea, SA5 8NS

RECENTLY REFURBISHED mid terrace property comprising: two reception rooms, fitted kitchen, bathroom / utility room to the ground floor. There are two bedrooms to the first floor. Benefits: uPVC double glazing, gas central heating and an enclosed rear garden. The property is situated close to local amenities and Swansea City Centre, Ideal first time home or Investment buy. No chain

Asking Price £89,995



ENTRANCE

Enter via uPVC glass panel door into:

PORCH

Coved ceiling, tiled walls, tiled flooring, glass panel wooden door into:

HALLWAY

Coved ceiling, radiator, tiled flooring, stairs to first floor.

RECEPTION 1 3.35m x 3.00m (11'0" x 9'10")

UPVC double glazed window to front, coved ceiling, alcoves, feature fireplace, radiator, laminate flooring.

RECEPTION 2 3.67m x 3.54m (12'0" x 11'7")

UPVC double glazed French door to rear, coved ceiling, alcoves, storage cupboard, radiator, laminate flooring.

KITCHEN 2.55m x 2.46m (8'4" x 8'1")

Fitted with modern wall and base units with complimentary work surface over, set in stainless steel sink and drainer with mixer tap, built under electric oven with four ring gas hob, chimney style extractor fan over, splash back tiles, radiator, uPVC double glazed window to side, uPVC glass panel door to side.

BATHROOM/UTILITY ROOM

Three piece suite comprising panelled bath with shower over, low level w.c, pedestal wash hand basin, wall mounted wall and base units with work surface over, plumbed for washing machine, tiled walls, radiator, tiled flooring, uPVC double glazed window to rear.

FIRST FLOOR

LANDING

Loft access, storage cupboard, uPVC double glazed window to rear.

BEDROOM 1 4.50m x 3.07m (14'9" x 10'1")

Two uPVC double glazed windows to front, coved ceiling, alcoves, radiator.

BEDROOM 2 3.69m x 2.75m (12'1" x 9'0")

UPVC double glazed window to rear, storage cupboard housing boiler, alcove, radiator.

EXTERNAL

REAR

Enclosed rear garden with patio area.

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 Pentregthin Road and take the first turning left. Follow the road around to the left onto Cae Bricks Road 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 646060

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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.

