



## Tanymarian Road, Mayhill, Swansea, SA1 6SW

BEAUTIFULLY PRESENTED WITH PARTIAL SEA VIEWS. Semi detached property comprising; lounge/ dining room, fitted kitchen/ utility room and bathroom to the ground floor. There are two bedrooms and shower room to the first floor. Benefits: uPVC double glazing, gas central heating with front and rear gardens plus off road parking. Ideal Family home or Investment buy. No chain.

**Asking Price £109,995**

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





**ENTRANCE**

Enter via uPVC glass panel door into:

**HALLWAY**

UPVC double glazed window to front, coved ceiling, part tiled walls, wall mounted alarm system, radiator, storage cupboard, wood flooring, stairs to first floor.

**LOUNGE/DINING ROOM 6.95m x 3.17m (22'10" x 10'5")**

UPVC double glazed bay window to front with partial sea views, two uPVC double glazed windows to side, coved ceiling, two radiators.

**KITCHEN 3.41m x 3.11m (11'2" x 10'2")**

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 with four ring gas hob, extractor fan over, integrated dish washer, integrated freezer, splash back tiles, coved ceiling, radiator, uPVC double glazed window to rear, uPVC glass panel door to side.

**UTILITY ROOM 2.56m x 1.18m (8'5" x 3'10")**

Fitted with a wall unit and work surface, plumbed for washing machine, part tiled walls, coved ceiling, tiled flooring, uPVC double glazed window to rear, uPVC double glazed window to side, uPVC glass panel door to side.

**BATHROOM**

Three piece suite comprising panelled bath with shower over, low level w.c, pedestal wash hand basin, splash back tiles, storage cupboard, radiator, tiled flooring, uPVC double glazed window to rear.

**FIRST FLOOR**

**LANDING**

Loft access.

**BEDROOM 1 4.05m x 3.01m (13'3" x 9'11")**

UPVC double glazed window to front with partial sea views, uPVC double glazed window to side, coved ceiling, storage cupboard (with uPVC double glazed window to front) radiator.

**BEDROOM 2 2.69m x 2.88m (8'10" x 9'5")**

UPVC double glazed window to rear, uPVC double glazed window to side, coved ceiling, storage cupboard housing boiler, radiator, laminate flooring.

**SHOWER ROOM**

Three piece suite comprising step in shower cubicle, low level w.c, pedestal wash hand basin, splash back tiles, coved ceiling, radiator, laminate flooring, uPVC double glazed window to rear.

**EXTERNAL**

**FRONT**

Laid to lawn with side access.

**REAR**

Garden is laid to lawn with patio area plus off road parking.

**DIRECTIONS**

From our Swansea City showroom, proceed down Walter Road/Mansel Street. Turn left just before the Police Station onto Mount Pleasant Hill. Follow the road up onto Pen Y Graig Road, just before the shops take a right turn on to Llewellyn Circle take the third turning left onto Tanymarian follow the road down the property is situated on the left hand side.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC RATING:** F

**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.