



Dawsons

estate agents



Llangyfelach Road, Brynhyfryd, Swansea, SA5 9LQ

Mid terrace property situated close to local amenities and offering a no onward chain. The property itself comprises of hallway, lounge/dining room, kitchen and bathroom to the ground floor. To the first floor there are three bedrooms.

Benefits include gas central heating, uPVC double glazing and enclosed rear garden. Ideal first time buy or investment.

Asking Price £104,995



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ENTRANCE

Enter via uPVC double glazed door into:

HALLWAY

Stairs to first floor, laminate flooring.

LOUNGE/DINING ROOM 6.38m x 4.60m (max) (20'11" x 15'1" (max))

UPVC double glazed window to front, feature brick fire surround, two radiators, under stairs storage cupboard, opening to:

KITCHEN 3.00m x 2.83m (9'10" x 9'3")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer, plumbed for washing machine, space for fridge freezer, space for cooker with extractor fan over, part tiled walls, double radiator, uPVC double glazed window and door to rear.

BATHROOM

Four piece suite comprising panelled bath, shower cubicle with mixer shower, low level w.c, wash hand basin with vanity unit under, fully tiled walls, tiled floor, double radiator, uPVC double glazed window to rear.

FIRST FLOOR

LANDING

UPVC double glazed window to rear, radiator, loft access.

BEDROOM 1 3.28m x 2.79m (10'9" x 9'2")

UPVC double glazed window to rear, fitted wardrobes housing wall mounted gas boiler, radiator.

BEDROOM 2 3.00m x 3.00m (9'10" x 9'10")

UPVC double glazed window to front, radiator.

BEDROOM 3 2.45m x 2.05m (8'0" x 6'9")

UPVC double glazed window to front, radiator.

EXTERNAL

FRONT

Forecourt laid to paving.

REAR

Enclosed garden laid to paving, metal storage shed.

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 right hand side.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: C

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.

