



Parkhill Terrace, Treboeth, Swansea, SA5 7DJ

Situated in an ever popular residential area, offering good access to the City Centre and M4 exit as well as the benefit of local amenities and schools near by 4 Parkhill Terrace is an ideal purchase for First time buyers and investors alike.

Accommodation internally consists of, good size lounge/dining room and fitted kitchen to the ground floor then the first floor offers two double bedrooms and family bathroom. Externally there is a front forecourt and an enclosed rear garden. Viewing recommended. NO CHAIN.

Asking Price £84,950

FRONT

Enter via uPVC double glazed door into:

PORCH

Opening to:

LOUNGE/DINING ROOM 6.61m x 4.4m (21'8" x 14'5")

UPVC double glazed window to front, window to rear, gas fire, textured ceiling, stairs to first floor, archway to:

KITCHEN 2.96m x 2.20m (9'9" x 7'3")

Fitted with a range of wall, base and drawer units with work surface over, set in stainless steel sink and drainer with mixer tap, built in electric oven with four ring gas hob and extractor fan over, Plumbed for washing machine, textured ceiling, tiled floor, splash back tiles, window to side, uPVC double glazed door to side.

FIRST FLOOR

LANDING

Loft access, recess storage area.

BATHROOM

Three piece suite comprising panelled bath, low level w.c, pedestal wash hand basin, built in cupboard housing hot water tank, textured ceiling, window to side.

BEDROOM 1 3.40m x 2.55m (11'2" x 8'4")

Window to rear, textured ceiling.

BEDROOM 2 4.35m x 3.11m (14'3" x 10'2")

Two uPVC double glazed windows to front.

EXTERNAL

FRONT

Forecourt.

REAR

Enclosed garden laid to lawn with wall and fence boundaries.

DIRECTIONS

From our Swansea City Centre proceed down Walter Road/Mansel Street staying in the left hand lane. At the traffic lights bear left onto Dyfatty Street and at the next set of lights proceed ahead. Bear left onto Llangyfelach Street and proceed along under the railway bridge. At Brynhyfryd traffic lights proceed ahead taking the third turning left onto Parkhill Road. Follow the road to the top turning right at the junction. 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,
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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.

