



## **Llangyfelach Road, Treboeth, Swansea, SA5 9EW**

CLOSE TO LOCAL AMENITIES AND MORFA RETAIL PARC. Traditional mid terraced property, comprising lounge/ dining room and fitted kitchen to the ground floor. There are two bedrooms and family bathroom to the first floor. Benefits: uPVC double glazing, gas central heating with front and rear gardens ( rear garden has right of way access). Ideal first time home or Investment buy . No chain.

**Asking Price £72,500**



## **ENTRANCE**

Enter via uPVC glass panel door into:

## **HALLWAY**

Coved ceiling, wall mounted alarm system, radiator, stairs to first floor.

## **LOUNGE/DINING ROOM 6.68m x 3.34m (21'11" x 10'11")**

UPVC double glazed window to front, uPVC double glazed window to rear, coved ceiling, alcoves, feature fireplace, storage cupboard, two radiators.

## **KITCHEN 2.75m x 2.36m (9'0" 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, plumbed for washing machine, partial tiled walls, coved ceiling, tiled flooring, radiator, uPVC double glazed window to side, uPVC double glazed glass panel door to side.

## **FIRST FLOOR**

### **LANDING**

Loft access, coved ceiling.

### **BEDROOM 1 4.45m x 3.18m (14'7" x 10'5")**

UPVC double glazed window to front, coved ceiling, radiator.

### **BEDROOM 2 3.53m x 2.71m (11'7" x 8'11")**

UPVC double glazed window to rear, coved ceiling, radiator.

### **BATHROOM**

Three piece suite comprising panelled bath with shower over, low level w.c, pedestal wash hand basin, coved ceiling, tiled walls, storage cupboard housing boiler, radiator, tiled flooring, uPVC double glazed window to side.

## **EXTERNAL**

### **FRONT**

Steps leading to laid to lawn area and decorative stones.

### **REAR**

Enclosed rear garden laid to lawn (in need of attention) with border mature shrubs, brick storage shed and right of way access.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC RATING:** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 646060

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
Morrison, 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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

