



## Middle Road, Gendros, Swansea, SA5 8EG

SEMI DETACHED PROPERTY WITH MANY ORIGINAL FEATURES. The property comprises: three reception rooms and fitted kitchen to the ground floor. There are three bedrooms and bathroom to the first floor. Benefits: majority uPVC double glazing, gas central heating, enclosed rear garden laid to lawn and decked area with country views, with off road parking to the front. Situated close to local amenities, Fforestfach retail park and good access to the M4 motorway. Ideal family home.

**Asking Price £169,995**

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### ENTRANCE

Enter via wooden door into:

### PORCH

Coved ceiling, dado rail, original tiled flooring, glass panel wooden door into:

### HALLWAY

Coved ceiling, decorative corble, storage cupboard, radiator, wooden flooring.

### RECEPTION 1 3.91m x 3.48m (12'10" x 11'5")

UPVC double glazed bay window to front, picture rail, alcoves, solid fuel burner, radiator, wooden flooring.

### RECEPTION 2 3.72m x 3.08m (12'2" x 10'1")

UPVC double glazed window to rear, coved ceiling, alcoves, feature fireplace, radiator, wooden flooring.

### RECEPTION 3 4.26m x 3.35m (14'0" x 11'0")

UPVC double glazed window to side, uPVC glass panel door to side, picture rail, storage cupboard, feature fireplace, radiator.

### KITCHEN 3.52m x 3.18m (11'7" x 10'5")

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 five ring gas hob, plumbed for washing machine, breakfast bar, coved ceiling, radiator, tiled flooring, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed glass panel door to rear.

### FIRST FLOOR

### LANDING

Two storage cupboards.

### BEDROOM 1 4.93m x 3.80m (16'2" x 12'6")

Two uPVC double glazed windows to front, picture rail, radiator.

### BEDROOM 2 4.01m x 3.10m (13'2" x 10'2")

UPVC double glazed window to rear, picture rail, radiator.

### BATHROOM

Three piece suite comprising panelled bath with shower over, low level w.c, counter top wash hand basin with vanity unit under, uPVC double glazed window to side.

### BEDROOM 3 3.36m x 2.36m (11'0" x 7'9")

UPVC double glazed window to side, picture rail, storage cupboard housing boiler, radiator.

### EXTERNAL

### FRONT

Off road parking, decorative stones with mature shrubs, side access.

### REAR

Enclosed rear garden laid to lawn with mature shrubs, decked area and decorative stones.

### DIRECTIONS

From our Swansea showroom proceed down Walter Road/Mansel Street. At the third set of traffic lights bear left onto Dyfatty Street and continue until reaching the next set of traffic lights. Turn left onto Carmarthen Road and continue until reaching Cwmbwrwla roundabout. Take the third turning off onto Pentregethin Road then immediate left onto Middle Road. Continue up and the property can be found on the left hand side.

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC RATING:** D

**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.