



207 Carmarthen Road, Waun Wen, Swansea, SA1 1HE

IDEAL INVESTMENT BUY. Mid terrace property comprising: three reception rooms 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 and rear garden. Situated close to Swansea City Centre and local amenities. No chain.

Asking Price £60,000



ENTRANCE

Enter via uPVC door into:

PORCH

Dado rail, tiled flooring, wooden door into:

HALLWAY

Decorative corble, dado rail, radiator, laminate flooring, stairs to first floor.

RECEPTION 1 3.34m x 3.23m (10'11" x 10'7")

UPVC double glazed window to front, alcoves, feature fireplace, radiator, laminate flooring.

RECEPTION 2 3.98m x 2.56m (13'1" x 8'5")

UPVC double glazed window to rear, alcoves, radiator, laminate flooring.

RECEPTION 3 3.10m x 2.82m (10'2" x 9'3")

UPVC double glazed window to side, storage cupboard, radiator, laminate flooring.

KITCHEN 2.92m x 1.70m (9'7" x 5'7")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer, built under electric oven, four ring gas hob, extractor fan over, plumbed for washing machine, splash back tiles, uPVC double glazed window to rear, uPVC double glazed glass panel door to side.

FIRST FLOOR

LANDING

Loft access, dado rail.

BEDROOM 1 4.38m x 3.33m (14'4" x 10'11")

Two uPVC double glazed windows to front, alcoves, radiator.

BEDROOM 2 3.95m x 2.54m (13'0" x 8'4")

UPVC double glazed window to rear, alcove, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level w.c, pedestal wash hand basin, splash back tiles, storage cupboard, radiator.

EXTERNAL

REAR

Steps leading to rear garden.

DISCLAIMER

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

DIRECTIONS

From our City Centre showroom proceed down Walter Road/Mansel Street, passing the Police Station on the left hand side. Bear left onto Dyfatty Street and at the traffic lights turn left onto Carmarthen Road. Just passed the shops on your left hand side the property is situated.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: E

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.

