



Middleton Street, Port Tennant, Swansea, SA1 8HH

Traditional terraced property which comprises open-plan lounge/dining room, kitchen/breakfast and bathroom on the ground floor. On the first floor there are two bedrooms. The property benefits from gas central heating and uPVC double glazing and is set in a convenient location close to local amenities. Ideal first time buy.



Asking Price £109,999

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ENTRANCE

Enter via uPVC double glazed door into:

PORCH

Glazed door into:

HALLWAY

Stairs to first floor, radiator, open plan to:

OPEN PLAN LOUNGE/DINING ROOM 6.62m x 3.68m (max) (21'9" x 12'1" (max))

UPVC double glazed window to front and french doors to rear, Inset coal effect gas fire with feature surround and tiled hearth, two radiators.

KITCHEN/BREAKFAST ROOM 3.68m x 2.85m (12'1" x 9'4")

Fitted with a range of wall and base units with complementary work surface over. Inset sink unit, inset electric hob with oven under and extractor over, plumbed for washing machine, part tiled walls, uPVC double glazed window to side.

REAR LOBBY

UPVC double glazed door to side, tiled floor, storage cupboard.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level WC, pedestal wash hand basin, uPVC double glazed window to rear.

FIRST FLOOR

LANDING

UPVC double glazed window to rear, loft access.

BEDROOM 1 3.91m x 3.13m (12'10" x 10'3")

Two uPVC double glazed windows to front, fitted wardrobes, radiator.

BEDROOM 2 3.41m x 2.71m (11'2" x 8'11")

UPVC double glazed window to rear, radiator cupboard housing combination gas boiler.

EXTERNAL

REAR

Garden is enclosed and laid to lawn.

DIRECTIONS

From our City Centre showroom proceed up Walter Road taking the first left onto Henrietta Street. At the bottom of the road turn left onto St Helens Road. Proceed to the traffic lights and turn right onto Dillwyn Street. Proceed down passing Tesco taking a left onto Oystermouth Road. Continue along until reaching the Tawe Bridge. Proceed onto Fabian Way and take the slip road signposted Port Tennant. Proceed through the mini roundabout onto Port Tennant Road and take the second turning left onto Middleton Street. The property can be found on the left hand side.

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.

