



Eaton Road, Brynhyfryd, Swansea, SA5 9JL

A mid terraced property with good transport links to the city centre and a good location for schools and other amenities. The property comprises of lounge/diner, kitchen and garden room with cloakroom to the ground floor. To the first floor there are two double bedrooms and disabled shower room. The property also benefits from uPVC double glazing, gas central heating and enclosed rear garden. Ideal investment property or first time buy. No onward chain.

Best Offers Over £80,000



ENTRANCE

Enter via double glazed door into:

HALLWAY

Stairs to first floor.

LOUNGE/DINING ROOM 6.91m x 3.33m (22'8" x 10'11")

UPVC double glazed window to front, two radiators, coved ceiling.

KITCHEN 3.90m x 2.17m (12'10" x 7'1")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer, radiator, wall mounted combination boiler, uPVC double glazed window to rear.

GARDEN ROOM

UPVC double glazed door to rear, door leading to:

CLOAKROOM

Two piece suite comprising low level w.c, wall mounted wash hand basin, radiator, uPVC double glazed window to rear.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1 4.32m x 3.08m (14'2" x 10'1")

UPVC double glazed window to front, radiator.

BEDROOM 2 3.71m x 2.67m (12'2" x 8'9")

UPVC double glazed window to rear, radiator.

BATHROOM

Three piece suite comprising disabled shower, low level w.c, pedestal wash hand basin, storage cupboard, radiator, uPVC double glazed window to front and side.

EXTERNAL

REAR

Enclosed rear garden laid to lawn, greenhouse.

TENURE: Leasehold

Term 999 years.£1.50 Per Annum (Vendor has paid 10 years in advance).

COUNCIL TAX: B

EPC RATING: C

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. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

