



45 Penfillia Road, Brynhyfyd, Swansea, SA5 9HT

A mid terraced property in popular location close to shops and schools. The property comprises of lounge/diner, kitchen/breakfast room, utility, two double bedroom and family bathroom to the first floor. The property also benefits from full gas central heating, uPVC double glazing, long rear garden, off road parking front and rear, freehold, no onward chain.

Asking Price £109,995



ENTRANCE

Enter via UPVC double glazed front door into:

PORCH

Laminate floor, internal glazed wooden door into:

HALLWAY

Laminate floor, stairs to first floor.

LOUNGE/DINING ROOM 7.34m x 3.06m (24'1" x 10'0")

UPVC double glazed bay to front, laminate floor, two radiators, under stairs storage cupboard, alcove shelving,

KITCHEN/BREAKFAST ROOM 6.15m x 2.05m (20'2" x 6'9")

Fitted with a range of wall and base units with work surface over, stainless steel one and a half bowl sink with mixer taps, space for cooker, fridge freezer, dish washer and tumble dryer. Breakfast bar, radiator, tiled floor, uPVC double glazed window to rear, uPVC external door to side.

UTILITY ROOM

Base unit with work surface over, space for washing machine, uPVC double glazed window to rear, uPVC double glazed external door.

FIRST FLOOR

LANDING

Radiator, storage cupboard.

BEDROOM 1 3.47m x 2.91m (11'5" x 9'7")

UPVC double glazed window to front, radiator, wardrobes.

BEDROOM 2 3.41m x 2.19m (11'2" x 7'2")

UPVC double glazed window to rear, radiator.

BATHROOM

Three piece suite comprising of low level w.c, pedestal wash hand basin, bath with shower over, splash back tiles, radiator, storage cupboard housing wall mounted combination boiler, storage unit, uPVC double glazed window to side.

EXTERNAL

FRONT

Off-road parking for one vehicle, steps up to chipping area.

REAR

Steps to long enclosed garden mainly laid to lawn with decking, shed, greenhouse, pedestrian access, hard standing area for parking.

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.

