



## **Peter Street, Waun Wen, Swansea, SA1 6FH**

SET WITHIN WALKING DISTANCE OF SWANSEA CITY CENTRE Traditional end terrace property comprising lounge/dining room, kitchen to the ground floor. To the first floor there are two double bedrooms and family bathroom. The property also benefits from full uPVC double glazing, gas central heating and is Freehold, No onward chain.

**Best Offers Over £80,000**

## **ENTRANCE**

Enter via uPVC double glazed door into:

## **HALLWAY**

Stairs to first floor, radiator.

## **LOUNGE/DINING ROOM 8.02m x 3.05m (26'4" x 10'0")**

UPVC double glazed bay window to front, uPVC double glazed window to rear, two radiators, coved ceiling, laminate flooring,

## **KITCHEN 3.85m x 2.03m (12'8" x 6'8")**

Fitted with a range of wall and base units with work surface over, one and a half bowl enamel sink and drainer and mixer tap, built in oven and hob with extractor fan over, wall mounted combination boiler, breakfast bar, laminate floor, splash back tiles, radiator, uPVC double glazed window to side, uPVC double glazed external door to side.

## **FIRST FLOOR**

### **LANDING**

UPVC double glazed window to side, loft access.

### **BEDROOM 1 4.92m x 3.03m (16'2" x 9'11")**

Two uPVC double glazed windows to front, radiator, coved ceiling.

### **BEDROOM 2 3.93m x 2.63m (12'11" x 8'8")**

UPVC double glazed window to rear, radiator.

### **BATHROOM**

Three piece suite comprising of bath with shower over with modesty screen, low-level w.c, pedestal wash hand basin, part tiled walls, radiator.

## **EXTERNAL**

### **FRONT**

Small forecourt garden, side pathway leading to side external door.

### **REAR**

Steps leading to paved area with further steps to tiered rear garden.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC RATING:** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 646060

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
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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.

