



Middle Road, Gendros, Swansea, SA5 8EJ

DETACHED PROPERTY comprising: two reception rooms and fitted kitchen on the ground floor. There are three bedrooms and bathroom to the first floor. Benefits: uPVC double glazing with front and rear gardens. Situated close to local local amenities and Fforestfach retail park. No chain

Asking Price £169,995



ENTRANCE

Enter via UPVC glass panel door into:

HALLWAY

Radiator, laminate flooring, burglar alarm, stairs to first floor.

RECEPTION 1 3.90m x 3.59m (12'10" x 11'9")

UPVC double glazed bay window to front, alcove, radiator, electric fire, laminate flooring.

RECEPTION 2 3.75m x 3.00m (12'4" x 9'10")

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

KITCHEN 2.85m x 2.19m (9'4" x 7'2")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, built under electric oven with four ring electric hob, extractor fan over, respertex effect splash back, radiator, uPVC double glazed window to side, PVC glass panel door to rear.

FIRST FLOOR

LANDING

Loft access, uPVC double glazed window to side.

BEDROOM 1 3.81m x 3.26m (12'6" x 10'8")

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

BEDROOM 2 3.24m x 3.19m (10'8" x 10'6")

UPVC double glazed window to front, alcove, radiator, laminate flooring.

BEDROOM 3 3.20m x 2.12m (10'6" x 6'11")

UPVC double glaze window to front, radiator, laminate flooring.

BATHROOM

Three-piece suite comprising panelled bath with shower over, low-level WC, pedestal wash hand basin, storage cupboard housing boiler, respertex effect splash back, radiator, uPVC double glazed window to rear.

EXTERNAL

FRONT

Laid to lawn and side access.

REAR

Enclosed rear garden laid to lawn, patio area, brick storage shed housing storage and separate w.c.

TENURE: Freehold

COUNCIL TAX: D

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.

