



## **Caswell Street, Swansea, SA1 4HT**

CITY CENTRE LOCATION. Unique end of terrace property comprising: kitchen and lounge/dining room to the ground floor. There are two bedrooms and bathroom to the first floor. Benefits: uPVC double glazing and a court yard rear garden. Situated close to local amenities and Swansea City Centre. No chain.

**Asking Price £110,000**



## **ENTRANCE**

Enter via uPVC door into:

## **KITCHEN 4.89m x 3.63m (16'1" x 11'11")**

Wall and base unit, stainless steel sink and drainer, cooker point, splash back tiles, stairs to first floor, uPVC double glazed window to side. UPVC glass panel door to rear.

## **LOUNGE/DINING ROOM 6.82m x 3.62m (22'5" x 11'11")**

Two uPVC double glazed windows to front, feature fireplace.

## **FIRST FLOOR**

### **LANDING**

UPVC double glazed window to rear, uPVC double glazed window to side, loft access, storage cupboard housing water tank, wall mounted electric heater.

### **BEDROOM 1 3.66m x 3.40m (12'0" x 11'2")**

UPVC double glazed window to front, fitted wardrobe.

### **BEDROOM 2 4.05m x 3.43m (13'3" x 11'3")**

UPVC double glazed window to front.

### **BATHROOM**

Three piece suite comprising panelled bath, low level w.c, pedestal wash hand basin, part tiled walls, uPVC double glazed window to side.

## **EXTERNAL**

### **REAR**

Patio rear garden.

### **TENURE:**

Tenure to be confirmed.

**COUNCIL TAX:** C

**EPC RATING:** G

**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.

