



Convent Street, Waun Wen, Swansea, SA1 2BX

SET WITHIN WALKING DISTANCE OF SWANSEA CITY CENTRE Traditional mid terraced property comprising: two reception rooms and fitted kitchen/breakfast room on the ground floor. There are three double bedrooms, and family shower room to the first floor. Benefits; uPVC double glazing, gas central heating and a rear garden. Ideal First Time Home or Investment Buy. No chain

Asking Price £90,000



ENTRANCE

Enter via uPVC double glazed door into:

PORCH

Tiled walls, tiled floor, leaded glass inner wooden door into:

HALLWAY

Stairs to first floor, radiator.

LOUNGE 3.31m x 3.02m (10'10" x 9'11")

UPVC double glazed window to front, coved ceiling, radiator, glazed sliding doors into:

DINING ROOM 3.69m x 3.51m (12'1" x 11'6")

UPVC double glazed window to rear, coved ceiling, feature fire surround, under stairs storage cupboard.

KITCHEN/BREAKFAST ROOM 5.20m x 2.95m (17'1" x 9'8")

Fitted with a range of wall and base units with complimentary work surface over, stainless steel one and a half bowl sink with mixer taps, cooker point, cooker point, wall mounted combination boiler, plate rack, part tiled walls, radiator, uPVC double glazed window to side and rear with views towards Swansea Bay, uPVC external door to side.

UTILITY ROOM

Work surface, wall mounted units, plumbed for washing machine, uPVC double glazed windows and door to rear.

FIRST FLOOR

LANDING

Loft access with pull down ladder, storage cupboards.

BEDROOM 1 3.79m x 3.06m (12'5" x 10'0")

UPVC double glazed window to front, alcove storage cupboards, radiator.

BEDROOM 2 3.12m x 2.56m (10'3" x 8'5")

UPVC double glazed window to rear, radiator, alcove shelving.

SHOWER ROOM

Three piece suite comprising walk in shower, vanity wash hand basin, low level w.c, airing cupboard, chrome towel rail, part tiled walls, uPVC double glazed window to side.

BEDROOM 3 2.99m x 2.41m (9'10" x 7'11")

UPVc double glazed window to rear with views towards Swansea Bay, radiator.

EXTERNAL

REAR

Enclosed garden, steps leading to patio area and further steps leading to a shed and greenhouse.

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

