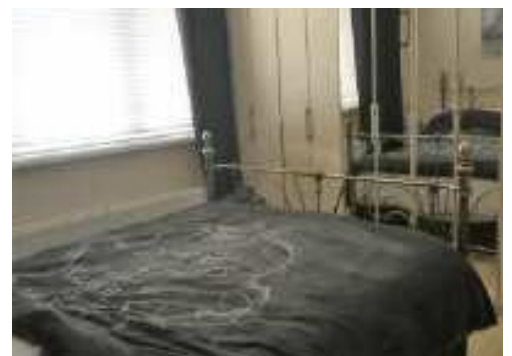




Conway Road, Penlan, Swansea, SA5 7AU

- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- RECEPTION ROOM
- FITTED KITCHEN/ BREAKFAST ROOM
- FIRST FLOOR BATHROOM
- UTILITY ROOM
- SUN ROOM
- MAJORITY UPVC D/G & GAS C/H
- OFF ROAD PARKING TO FRONT
- ENCLOSED REAR GARDEN AND OUTSIDE W/C



Offers Over £120,000

11 Walter Road, Swansea, SA1 5NF
T: 01792 646060 | F: 01792 643 974
sw@dawsonsproperty.co.uk



ENTRANCE

Enter via uPVC glass panel door into:

HALLWAY

Coved ceiling, storage cupboard, radiator, stairs to first floor.

LOUNGE 4.64m x 3.54m (15'3" x 11'7")

UPVC double glazed window to front, coved ceiling, alcoves, feature fireplace, radiator.

KITCHEN 5.61m x 3.01m (18'5" x 9'11")

Fitted with a range of wall and base units with work surface over set in stainless steel sink and drainer, cooker point, splash back tiles, coved ceiling, storage cupboard, radiator, uPVC double glazed window to rear, uPVC patio doors to rear.

UTILITY ROOM 3.08m x 0.64m (10'1" x 2'1")

UPVC double glazed window to side, wall mounted boiler, plumbed for washing machine.

SUN ROOM 2.59m x 2.52m (8'6" x 8'3")

Windows and doors to side and rear.

FIRST FLOOR

LANDING

UPVC double glazed window to side, coved ceiling, loft access.

BEDROOM 1 3.57m x 3.07m (11'9" x 10'1")

UPVC double glazed window to front, coved ceiling, storage cupboard, radiator, laminate flooring.

BEDROOM 2 3.94m x 3.27m (12'11" x 10'9")

UPVC double glazed window to rear, coved ceiling, storage cupboard, radiator, laminate flooring.

BEDROOM 3 3.05m x 2.44m (10'0" x 8'0")

UPVC double glazed window to front, coved ceiling, radiator, laminate flooring.

BATHROOM

Four piece suite comprising claw foot roll top bath, step in shower cubicle, low-level WC, pedestal wash hand basin, majority tiled walls, coved ceiling, radiator, uPVC double glazed window to rear.

EXTERNAL

FRONT

Off-road parking.

REAR

Enclosed garden laid to lawn, patio area, brick storage sheds, w/c and pedestrian rear access.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: TBC

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.

