



109 Gendros Avenue East, Gendros, Swansea, SA5 8DP

RECENTLY REFURBISHED SEMI DETACHED PROPERTY WITH SINGLE GARAGE. Comprising: lounge, dining room and fitted kitchen to the ground floor. There are two bedrooms, bathroom and separate w/c to the first floor. Benefits: uPVC double glazing, gas central heating, front and rear gardens plus single garage. Situated close to local amenities and Swansea City Centre. No chain

Asking Price £124,995



ENTRANCE

Enter via glass panel composite door into:

INNER PORCH

Radiator, tiled flooring, UPVC glass panel door to rear.

HALLWAY

Coved ceiling, storage cupboard, laminate flooring, stairs to first floor.

FITTED KITCHEN 2.85m x 2.60m (9'4" x 8'6")

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, chimney style extractor fan over, plumbed for washing machine, laminate flooring, uPVC double glazed window to rear.

LOUNGE 3.85m x 3.14m (12'8" x 10'4")

UPVC double glazed window to front, coved ceiling, alcove, radiator, laminate flooring, arch into:

DINING ROOM 2.76m x 2.37m (9'1" x 7'9")

UPVC patio door to rear, coved ceiling, radiator, laminate flooring.

FIRST FLOOR

LANDING

UPVC double glazed window to side, coved ceiling, storage cupboard housing boiler, loft access.

BEDROOM 1 3.80m x 3.18m (12'6" x 10'5")

UPVC double glazed window to front, radiator.

BEDROOM 2 3.41m x 3.16m (11'2" x 10'4")

UPVC double glazed window to rear, radiator.

BATHROOM

Two piece suite comprising panelled bath with shower over, wall mounted wash hand basin with vanity unit under, spotlighting, tiled walls, chrome wall mounted radiator, laminate flooring, uPVC double glazed window to side.

W.C

Two piece suite comprising low-level WC, wall mounted wash hand basin, spotlighting, tiled walls, laminate flooring, uPVC double glazed window to side.

EXTERNAL

FRONT

Enclosed paved area.

REAR

Enclosed garden with decked area, decorative stones and single garage.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: D

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.

