



3 Cantref Court, Ravenhill, Swansea, SA5 5DF

Mid terrace property situated close to Fforestfach Retail Park and local amenities. The property comprises: open plan lounge/dining room and fitted kitchen to the ground floor. To the first floor there are two bedrooms and bathroom. Benefits include; enclosed rear garden, gas central heating, off road parking and double glazing. Ideal first time home or Investment. Freehold. No onward chain. EPC - C.



Best Offers Over £80,000



ENTRANCE

Wooden double glazed front door.

HALLWAY

Radiator.

KITCHEN 2366m x 2198m

Fitted with a range of wall and base units with work surface over, stainless steel sink with single drainer, wall mounted gas central heating boiler, space for washing machine, fridge/freezer, built in oven, hob and extractor fan over, part tiled walls, wooden double glazed window to front.

LOUNGE/DINER 3593m x 4703m

UPVC double glazed French doors to rear, stairs to first floor, radiator.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1 3430m x 3589m maximum

Wooden double glazed window to rear, storage cupboard, radiator.

BEDROOM 2 3522m x 1957m

Wooden double glazed window to front, radiator.

BATHROOM

Fitted with a three-piece bathroom suite comprising of vanity wash hand basin, jacuzzi bath with hand held shower attachment, low-level WC, skylight window, part tiled walls, radiator.

EXTERNAL

FRONT

Forecourt garden.

REAR

Enclose garden with patio and chipping. There is also road parking space.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 646060

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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.

