



52 Talley Road, Penlan, Swansea, SA5 7EU

SEA VIEWS Semi detached property comprising: lounge/ dining room and fitted kitchen to the ground floor. There are three bedrooms and family bathroom to the first floor. Benefits: uPVC double glazing, gas central heating with front and rear gardens. Situated close to Swansea city centre and local amenities. EPC-D.

Best Offers Over £85,000



ENTRANCE

Enter via uPVC glass panel door into:

HALLWAY

UPVC double glazed window to rear, uPVC double glazed window to side, storage cupboard, radiator, laminate flooring, stairs to first floor.

LOUNGE/DINING ROOM 4.90m x 3.26m (16'1" x 10'8")

UPVC double glazed window to front with partial sea views, coved ceiling, feature fireplace, radiator, laminate flooring, door into:

KITCHEN 4.90m x 2.26m (16'1" x 7'5")

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 gas hob, chimney style extractor fan over, plumbed for washing machine, radiator, uPVC double glazed window to rear, UPVC glass panel door to rear.

FIRST FLOOR

LANDING

Loft access, radiator, uPVC double glazed window to rear.

BEDROOM 1 3.65m x 3.07m (12'0" x 10'1")

UPVC double glazed window to front with Sea views, coved ceiling, fitted wardrobe, radiator.

BEDROOM 2 3.39m x 2.44m (11'1" x 8'0")

UPVC double glazed window to front with Sea views, coved ceiling, radiator.

BEDROOM 3 2.15m x 2.06m (7'1" x 6'9")

UPVC double glazed window to side, coved ceiling, storage area, radiator.

BATHROOM

Three-piece suite comprising panelled bath with shower over, low-level WC, pedestal wash and basin, splash back tiles, storage cupboard housing boiler, radiator, two UPVC double glazed windows to rear.

EXTERNAL

FRONT

Steps leading to laid to lawn.

REAR

Enclosed rear garden with decorative stones, laid to lawn, deck area and garden shed. The back section has been fenced off and in need of attention.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: D

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

