



56 Inkerman Street, St Thomas, Swansea, SA1 8BU

Mid terrace property situated close to Swansea City Centre, local amenities and with good access to the M4 motorway. The property comprises: open plan lounge/dining room, kitchen and family bathroom to the ground floor. There are two double bedrooms to the first floor. Benefits: uPVC double glazing, gas central heating and an enclosed rear garden. Ideal first time home or investment opportunity. No chain. EPC-D.

Asking Price £97,500



ENTRANCE

Enter via UPVC glass panel door into:

PORCH

Coved ceiling, glass panel wooden door into:

OPEN PLAN LOUNGE/DINING ROOM 4.01m x 3.35m (13'2" x 11'0")

UPVC double glazed window to front, UPVC double glazed window to rear, alcoves, feature fireplace, two radiators, storage cupboard, stairs to first floor.

KITCHEN 3.47m x 2.24m (11'5" x 7'4")

Fitted with a range of wall and base units with work surface over set in stainless steel, sink and drainer, cooker point, plumbed for washing machine, uPVC double glazed window to side, uPVC glass panel door to side.

INNER PORCH

BATHROOM

Three-piece suite comprising panelled bath, low-level WC, pedestal wash hand basin, part tiled walls, radiator, uPVC double glazed window to rear.

LANDING

Loft access.

BEDROOM 1 4.07m x 2.97m (13'4" x 9'9")

UPVC double glazed window to front, coved ceiling, alcove, radiator.

BEDROOM 2 3.36m x 3.20m (11'0" x 10'6")

UPVC double glazed window to rear, coved ceiling, storage cupboard housing boiler, radiator.

EXTERNAL

REAR

Enclosed rear garden laid to lawn and brick storage shed.

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.

