



8 Foxhole Road, St Thomas, Swansea, SA1 8EH

Mid terrace property situated within easy reach of Swansea City Centre and Marina. The property comprises two reception rooms and kitchen to the ground floor. To the first floor there are two bedrooms plus a family bathroom. The property benefits from gas central heating and uPVC double glazing. Ideal first time buy or investment. No onward chain. EPC - E

Offers In The Region Of £77,000



ENTRANCE

Enter via uPVC double glazed front door into:

PORCH

Half tiled walls, laminate flooring, half glazed door into:

RECEPTION 1 4.16m x 3.41m (13'8" x 11'2")

UPVC double glazed window to front, open tried staircase to first floor, dado rail, two double radiators.

RECEPTION 2 2.97m x 2.45m (9'9" x 8'0")

UPVC double glazed window to rear.

KITCHEN 3.04m x 1.96m (10'0" x 6'5")

Fitted with a range of wall and base units with work surface over, inset stainless steel sink unit, inset stainless steel gas hob with extractor fan over, Slot in stainless steel electric oven, part tiled walls, tiled floor, uPVC double glazed window and door to side.

FIRST FLOOR

LANDING

Storage cupboard.

BEDROOM 1 3.60m x 3.20m (11'10" x 10'6")

UPVC double glaze window to front, fitted wardrobes, radiator.

BEDROOM 2 3.14m x 2.45m (10'4" x 8'0")

UPVC double glaze window to rear, access to loft via pull down ladder, double radiator.

BATHROOM

Fitted with a three piece suite comprising panelled bath with mixer shower attachment over, low-level WC, pedestal wash hand basin, airing cupboard housing combination gas boiler, respartex style wall panels, double radiator, UPVC double glaze window to side.

EXTERNAL

FRONT

Steps to forecourt.

REAR

Steps to tired paved garden.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: E

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.

