



25 Lion Street, Waun Wen, Swansea, SA1 2BZ

Benefitting from allocated parking this end terrace property offers accommodation within comprising: lounge, dining room and kitchen to the ground floor, and to the first floor there are two bedrooms and bathroom. Further benefits: uPVC double glazing, gas central heating, front, side and rear gardens. Ideally placed for ease of access to the city centre and local amenities. OFFERED WITH NO ONWARD CHAIN, IDEAL FOR FIRST TIME OR INVESTMENT PURCHASERS ALIKE. EPC-D

Asking Price £89,999



ENTRANCE

Enter via glass panel door into:

PORCH

UPVC double glazed window to front, radiator, laminate flooring, stairs to first floor.

LOUNGE 4.52m x 3.89m (14'10" x 12'9")

UPVC double glazed window to front, alcoves, storage cupboard, laminate flooring, radiator.

DINING ROOM 2.96m x 2.35m (9'9" x 7'9")

UPVC double glazed window to rear, radiator.

KITCHEN 2.81m x 2.44m (9'3" x 8'0")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer taps, cook point, plumbed for washing machine, splash back tiles, storage cupboard, UPVC double glazed window to rear, uPVC glass panel door to side.

FIRST FLOOR

LANDING

Loft access, storage cupboard housing boiler.

BEDROOM 1 3.89m x 3.56m (12'9" x 11'8")

UPVC double glaze window to front, alcove, storage cupboard, radiator.

BEDROOM 2 4.05m x 2.75m (13'3" x 9'0")

UPVC double glazed window to rear, radiator.

BATHROOM

Three-piece suite comprising, panelled bath with shower over, low-level w.c, pedestal wash and basin, splash back tiles, radiator.

EXTERNAL

FRONT

Steps leading to laid to lawn.

SIDE

Laid to lawn.

REAR

Enclosed paved rear garden, brick storage shed and an allocated parking space.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: D

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

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morriston, 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.

