



113 St Helens Avenue, St Helens, Swansea, SA1 4NW

VIEWING ESSENTIAL TO APPRECIATE THE STANDARD OF ACCOMMODATION PLUS ADDED BONUS OF A DOUBLE GARAGE.

Mid terrace property comprising: three reception rooms, fitted kitchen and w.c to the ground floor. There are three bedrooms and bathroom to the first floor. Benefits: uPVC double glazing, gas central heating, rear patio garden plus double garage. Situated close to local amenities and Swansea City Centre. No chain. EPC-D.

Asking Price £199,999



ENTRANCE

Entrance into glass panel wooded door into:

HALLWAY

Coved ceiling, dado rail, two storage cupboards one housing boiler, radiator, laminate flooring, stairs to first floor.

RECEPTION 1 3.91m x 3.39m (12'10" x 11'1")

UPVC double glazed bay window to front, coved ceiling, alcoves, radiator.

RECEPTION 2 3.75m x 2.83m (12'4" x 9'3")

UPVC double glazed window to rear, coved ceiling, picture rail, storage cupboards, radiator, laminate flooring.

RECEPTION 3 4.22m x 2.51m (13'10" x 8'3")

UPVC double glazed window to side, spotlighting, radiator, laminate flooring, archway into:

FITTED KITCHEN 4.68m x 2.52m (15'4" x 8'3")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tapes, built under electric oven with four ring electric hob, chimney style extractor fan over, plumbed for washing machine, spot lighting, radiator, laminate flooring, uPVC double glazed window to side, uPVC glass panel door to side.

CLOAKROOM

Two piece suite comprising low-level WC, wall mounted wash hand basin with vanity unit under, wall mounted towel heater, splash back tiles, laminate flooring, uPVC double glazed window to rear.

FIRST FLOOR

LANDING

Loft access, coved ceiling, dado rail, storage cupboard, radiator.

BEDROOM 1 4.45m x 3.27m (14'7" x 10'9")

UPVC double glazed window to front, coved ceiling, storage cupboards, radiator.

BEDROOM 2 3.77m x 2.82m (12'4" x 9'3")

UPVC double glazed window to rear, coved ceiling, alcoves, radiator.

BATHROOM

Three-piece suite comprising panelled bath with shower over, low-level w.c, pedestal wash and basin, majority tiled walls, chrome wall mounted radiator, uPVC double glazed window to side.

BEDROOM 3 2.66m x 2.17m (8'9" x 7'1")

UPVC double glazed window to rear, radiator.

EXTERNAL

FRONT

Forecourt with decorative stones.

REAR

Enclosed rear patio garden with double garage.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: D

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.

