



4 Beaumont Crescent, St Thomas, Swansea, SA1 8DW
Asking Price **£135,000**

SITUATED IN ONE OF SWANSEA MOST POPULAR RESIDENTIAL AREA'S AND BENEFITTING FROM PANORAMIC VIEWS OVER SWANSEA BAY sits this charming semi detached property offering accommodation within comprising of: Lounge/dining room, kitchen, first floor family bathroom and three bedrooms. Externally there are neat front and rear gardens. VIEWING ESSENTIAL TO APPRECIATE LOCATION AND VIEWS. EPC-D.

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ENTRANCE

Upvc double glazed door to front door.

HALLWAY

Stairs to first floor, part paneled walls, radiator, laminate flooring.

LOUNGE/DINING ROOM 6.750m x 3.440m (22'2" x 11'3")

Upvc double glazed windows front and rear, the front window offering extensive sea views of Swansea Bay, two

radiators, wood effect fire surround with inset electric fire, Wood effect flooring.

KITCHEN 2.615m x 1.783 (8'7" x 5'10")

Fitted with a range of wall and base units with work surfaces over, stainless steel sink with single drainer, built in cooker hood, part tiled walls, tiled floor, Upvc double glazed window to rear, Upvc double glazed external door to side, coved ceiling.

FIRST FLOOR

LANDING

Upvc double glazed window to side, loft access with pull down ladder.

BEDROOM ONE 3.360m x 3.139m (11'0" x 10'4")

Upvc double glazed window to front with an interrupted view of Swansea Bay, radiator, picture rail.

BEDROOM TWO 2.933m x 3.321m (9'7" x 10'11")

Coved ceiling, radiator, Upvc double glazed window to rear.

BATHROOM

Modern three-piece bathroom suite comprising of paneled bath with shower over, pedestal wash hand basin, low-level WC, paneled walls, Radiator, laminate flooring.

BEDROOM THREE 2.303m x 1.803m (7'7" x 5'11")

Coved ceiling, radiator, Upvc double glazed window to front with and interrupted views of Swansea Bay.

EXTERNAL

FRONT

On approaching the property there are steps leading up to a pedestrian pathway with paved and lawned area's.

REAR

The rear garden is accessed via a side gate.

TENURE: Freehold

COUNCIL TAX:

EPC RATING: D

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

