



81 Kilvey Road, St Thomas, Swansea, SA1 8EE

An end of link property in excellent condition and in a popular area. The property comprises of lounge/diner, kitchen, three beds and first floor family bathroom. The property also benefits from Full uPVC double glazing, gas central heating, front and rear gardens and parking to rear. No onward chain. Please note this property is leasehold but the vendor is in the process of purchasing the freehold. EPC-E

Asking Price £110,250



ENTRANCE

Enter via uPVC double glazed front door into:

PORCH

Coved ceiling, laminate flooring, utility cupboards.

LOUNGE/DINING ROOM 6.07m x 4.37m (max) (19'11" x 14'4" (max))

UPVC double glazed window to front, coved ceiling, laminate flooring, wooden fire surround with marble effect inserts, gas fire and baxi boiler, laminate flooring,

HALLWAY

Stairs to first floor, coved ceiling, radiator, laminate flooring, storage cupboard, uPVC double glazed external door to rear.

KITCHEN 2.73m x 2.54m (8'11" x 8'4")

Fitted with a range of modern wall and base units with work surface over, stainless steel sink with single drainer and mixer taps, built in oven, gas hob and chimney style cooker hood, space for fridge and freezer, part tiled walls, coved ceiling, uPVC double glazed window to rear.

FIRST FLOOR

LANDING

Coved ceiling, loft access.

BEDROOM 1 4.37m x 3.34m (14'4" x 10'11")

UPVC double glazed window to front with city views, coved ceiling, radiator,

BEDROOM 2 2.67m x 2.31m (8'9" x 7'7")

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

BEDROOM 3 2.01m x 1.72m (6'7" x 5'8")

UPVC double glazed window to rear, radiator, coved ceiling, laminate flooring.

BATHROOM

Fitted with a modern four piece suite comprising of shower cubicle, panelled bath, pedestal wash hand basin, low-level WC, chrome towel rail, airing cupboard, coved ceiling, fully tiled walls, extractor fan.

EXTERNAL

FRONT

Steps to enclosed raised patio area.

REAR

Enclosed terrace garden with patio areas and shed, off road parking.

NB

Please note this property is leasehold but the vendors are in the process of purchasing the freehold,

TENURE: Leasehold

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.

