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36 TRAFALGAR PLACE, BRYNMILL, SWANSEA,  
ASKING PRICE £199,995





A mid terraced property in convenient location for Swansea sea front, University and Brynmill Park with part sea views from the rear. The property comprises of lounge, diner, cloakroom, kitchen and utility room to the ground floor. To the first floor there are three bedrooms and family bathroom. The property also benefits from detached garage, uPVC double glazing and gas central heating. Freehold. No onward chain. EPC-D.

#### ENTRANCE

Enter via uPVC double glazed door into:

#### PORCH

Wooden glazed inner door, dado rail.

#### HALLWAY

Stairs to first floor, radiator, dado rail.

#### LOUNGE 4.41m x 3.72m (max) (14'6" x 12'2" (max))

UPVC double glazed bay window to front, feature fire place with cast iron inset, coved ceiling, ceiling rose, radiator.

#### DINING ROOM 3.79m x 2.70m (12'5" x 8'10")

UPVC double glazed window to rear, alcoves storage, wooden fire surround, radiator.

#### KITCHEN/BREAKFAST ROOM 4.43m x 2.76m (14'6" x 9'1")

Fitted with a range of base units with work surface over, cooker point, wall mounted combination boiler, radiator, uPVC double glazed window to side and rear, opening to:

#### UTILITY ROOM

Fitted with wall and base units, stainless steel sink and drainer, plumbing for washing machine, uPVC double glazed window to rear, uPVC double glazed external door to side.

#### CLOAKROOM

Two piece suite comprising low level w.c, corner mounted wash hand basin.

#### FIRST FLOOR

#### LANDING

Wooden glazed window to rear, loft access, radiator.

#### BEDROOM 1 4.35m x 3.50m (14'3" x 11'6")

UPVC double glazed window to front, wooden fire surround with cast iron inset, radiator.

#### BEDROOM 2 3.67m x 2.73m (12'0" x 8'11")

UPVC double glazed window to rear, wooden fire surround with cast iron inset, alcove storage, radiator.

#### BATHROOM

Three piece suite comprising panelled bath with hand held shower, pedestal wash hand basin, low level w.c, fully tied walls, radiator, uPVC double glazed window to side.

#### BEDROOM 3 2.78m x 2.49m (9'1" x 8'2")

UPVC double glazed window to rear with part sea views, wooden fire surround with cast iron inset, radiator.

#### EXTERNAL

#### FRONT

Forecourt.

#### REAR

Enclosed paved rear garden with detached garage and rear pedestrian access.

**TENURE:** Freehold

**COUNCIL TAX:** D

**EPC RATING:** D

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