



## 33 Beverley Gardens

Ravenhill, Swansea, SA5 5DR

**Asking Price £139,995**



We are very pleased to offer for sale this extended three bedroom semi detached home in Ravenhill, Swansea. This very well presented home comprises of entrance hall, lounge, kitchen, dining room, reception room/bedroom 3 and shower room to the ground floor, two bedroom and bathroom to the first floor. Further benefits include gas combination central heating and uPVC double glazed windows throughout. Externally the property offers a driveway to side offering off road parking and an enclosed low maintenance garden to rear. The property further enjoys beautiful views over Ravenhill Park. The property is conveniently located close to local amenities, schools and provides good transport links to Fforestfach Retail Park and Swansea City Centre. Viewing is highly recommended to appreciate the size and condition of this beautiful home. EPC - D.





## FULL DESCRIPTION

### Ground Floor

#### Entrance Hallway

9'8" x 5'10" (2.94m x 1.79m)

UPVC double glazed window to front, storage cupboard, stairs to first floor, open plan to:

#### Lounge

13'1" x 12'10" (3.98m x 3.91m)

UPVC double glazed window to front, radiator, dado rail, laminate flooring.

#### Dining Room

13'8" x 8'10" (4.16m x 2.68m)

UPVC double glazed double door to garden, radiator, laminate flooring, door to:

#### Kitchen

6'4" x 8'11" (1.92m x 2.72m)

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, four ring gas hob with built under over and extractor hood over, plumbing for washing machine, space for fridge/freezer, splash back tiles, uPVC double glazed window to rear.

#### Reception Room/Bedroom 3

10'7" x 9'9" (3.22m x 2.97m)

UPVC double glazed double French doors to garden, radiator, laminate flooring, open plan to:

#### Shower Room

5'9" x 8'10" (1.76m x 2.68m)

Three piece suite comprising shower, wash hand basin and WC, radiator, uPVC double glazed window to front.

### First Floor

#### Landing

UPVC double glazed window to side, door to storage cupboard, doors to:

#### Bedroom 1

10'0" x 13'0" (3.04m x 3.95m)

UPVC double glazed window to front, radiator.

#### Bedroom 2

7'8" x 10'5" (2.34m x 3.17m)

Window to rear.

#### Bathroom

7'8" x 5'0" (2.34m x 1.53m)

Three piece suite comprising panelled bath, pedestal wash hand basin and W.C, radiator, laminate flooring, window to side.

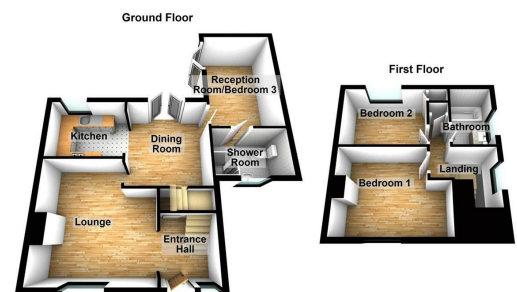
### External

Driveway to side offering off road parking and an enclosed low maintenance garden to rear with view over Ravenhill Park.

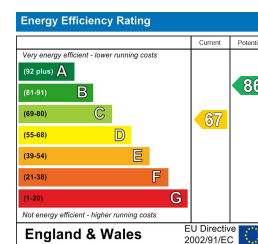
## AREA MAP



## FLOOR PLANS



## EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



11 Walter Road, Swansea, SA1 5NF

T 01792 646060 E sw@dawsonsproperty.co.uk

W dawsonsproperty.co.uk

