



## 212 Hollett Road

Treboeth, Swansea, SA5 9ER

**Offers In The Region Of £100,000**



Semi detached property comprising entrance hallway, lounge and fitted kitchen to the ground floor. To the first floor there are two bedrooms and a bathroom. Externally there is generously sized garden wrapping around the side and rear. Benefits include uPVC double glazing throughout and newly fitted Hive gas central heating with newly fitted radiators. The property is situated close to local amenities and transport links with easy access to the M4. Viewing is highly recommended to appreciate this well presented property. EPC-D



## FULL DESCRIPTION

### Ground Floor

#### Entrance Hallway

uPVC double glazed entrance door, tiled flooring, stairs to first floor, uPVC double glazed window to side.

#### Lounge

19'5 x 11'1 (5.92m x 3.38m)

uPVC double glazed window to front and rear, laminate flooring, radiator.

#### Kitchen

9'4 x 7'4 (2.84m x 2.24m)

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer, cooker point, plumbed for washing machine and dish washer, space for fridge/freezer, tiled flooring, uPVC double glazed window to rear, uPVC double glazed door to side.

### First Floor

#### Landing

uPVC double glazed window to side.

#### Bedroom 1

17'5 (max) x 8'11 (5.31m (max) x 2.72m)

uPVC double glazed window to front, radiator.

#### Bedroom 2

10'2 x 9'5 (3.10m x 2.87m)

uPVC double glazed window to rear, radiator.

#### Bathroom

Three piece suite comprising panelled bath, low level w.c, pedestal wash hand basin, heated towel radiator, uPVC double glazed window to rear.

### External

#### Front

Steps leading to front with lawned areas.

#### Rear

Enclosed generously sized garden to side and front which is laid to lawn and boarder mature shrubs.

#### Tenure

Freehold.

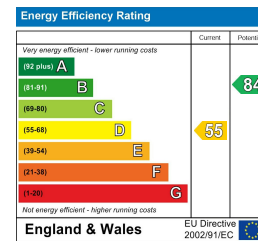
## AREA MAP



## 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

