



120 Hanover Street, Swansea, SA1 6BN

LOCATED IN THE CITY CENTRE AND CAREFULLY RENOVATED AND RE-CONFIGURED TO GIVE A UNIQUE LAYOUT THIS SPACIOUS, MID TERRACE TRADITIONAL HOME MUST BE VIEWED TO APPRECIATE.

Set over three floors the internal accommodation comprises of: Entrance porch, hallway, spacious lounge/dining room, feature bathroom, wet room, fitted kitchen opening to dining area overlooking feature fishpond to the ground floor. To the second floor there is kitchen, bathroom, spacious bedroom, walk in wardrobe and w.c. There are a further two bedrooms to the second floor with the front bedroom offering sea views. Benefits include, gas central heating, Japanese style rear enclosed garden.

ALSO OFFERED WITH NO ONWARD CHAIN.

Asking Price £195,000

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ENTRANCE

Enter via uPVC door into:

PORCH

Feature tiled floor, coved ceiling, feature glass panel wooden door into:

HALLWAY

Coved ceiling, door leading to stairs to first floor.

LOUNGE/DINING ROOM 8.66m (into bay) x 4.66m (28'5" (into bay) x 15'3")

UPVC double glazed bay window to front with window seat, coved ceiling, picture rail, solid oak wood flooring, alcoves, two radiators, feature fireplace, spiral staircase, ceiling rose, storage cupboard, steps to:

BATHROOM

Sunken bath, wooden flooring, skylight, glass panel wooden door to rear.

WET ROOM

Walk in shower, low level w.c, wall mounted wash hand basin, part tiled walls, tiled flooring, feature obscure glass blocks.

KITCHEN 4.78m x 3.64m (15'8" x 11'11")

Fitted with modern wall and base units with complimentary work surface over, set in stainless steel sink and drainer with mixer tap, cooker point, plumbed for washing machine and dish washer, tiled floor, radiator, opening to:

LEAN TO DINING AREA 3.41m x 1.82m (11'2" x 6'0")

Fitted with base unit with work surface over, breakfast bar, tiled floor, window to rear overlooking feature fishpond, door to side.

FIRST FLOOR

LANDING

Stairs to second floor.

KITCHEN 3.82m x 3.15m (12'6" x 10'4")

Fitted with base units with work surface over, set in stainless steel sink and drainer, loft access, wall mounted boiler, cooker point, plumbed for washing machine, laminate flooring, uPVC double glazed window to rear, uPVC double glazed door to side leading to balcony.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level w.c, wash hand basin with vanity unit under, tiled walls, laminate flooring, two windows to side.

BEDROOM 1 5.97m (max) x 3.58m (19'7" (max) x 11'9")

Two uPVC double glazed windows to front, alcoves, feature fireplace, coved ceiling, wood flooring, picture rail, two radiators, opening to:

LANDING AREA OFF SPRIAL STAIRCASE

Walk in wardrobe, uPVC double glazed window to rear.

W.C

Two piece suite comprising low level w.c, pedestal wash hand basin, laminate flooring.

SECOND FLOOR

LANDING

UPVC double glazed window to rear.

BEDROOM 2 5.95m x 3.76m (19'6" x 12'4")

UPVC double glazed window to front with sea views, floorboards, radiator.

BEDROOM 3 3.84m x 3.75m (12'7" x 12'4")

Two skylight windows to rear, floorboards, radiator, loft access.

EXTERNAL

FRONT

Steps leading to lawned area and decorative chippings.

REAR

Tiered enclosed garden with gated pedestrian access, feature fishpond, steps leading to balcony, steps leading to decked area and lawned area, mature shrubs,

DIRECTIONS

From our Swansea Showroom proceed up Walter Road in the Uplands direction turning first right onto Humphrey Street and at junction turn left onto Hanover Street and the property can be found on the right hand side.

TENURE:

TBC

COUNCIL TAX: D

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 646 060



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, 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. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.