



**St Elmo Avenue, St Thomas, Swansea, SA1 8DP**

RIVER VIEWS AND THREE STOREY ACCOMMODATION ARE JUST 2 OF THE MANY BENEFITS WITH THIS semi detached family home. presented extremely well throughout, accommodation within comprises of: entrance hallway, two reception rooms and fitted kitchen to the ground floor, there are stairs from the kitchen which lead down to the lower ground floor where the basement room is situated which has access to the rear garden. There are three bedrooms and a family bathroom to the first floor. Further benefits are: uPVC double glazing, gas central heating, front and rear gardens Situated close to local amenities, Swansea City Centre and the M4 Motorway. Offered with NO ONWARD CHAIN.

**Asking Price £155,000**

11 Walter Road, Swansea, SA1 5NF  
T: 01792 646 060 | F: 01792 643 974  
sw@dawsonsproperty.co.uk





## ENTRANCE

Enter via uPVC glass panel door into:

## HALLWAY

Coved ceiling, storage cupboard, radiator, laminate flooring, stairs to first floor.

## RECEPTION ROOM 4.86m x 3.06m (15'11" x 10'0")

UPVC double glazed bay window to front, coved ceiling, alcoves, radiator, laminate flooring.

## KITCHEN/BREAKFAST ROOM L shaped 5.388m x 4.81m (Lshaped 17'8" x 15'9")

Fitted with a range of wall and base units with complementary work surface over, set in stainless steel sink and drainer with mixer tap, built in double oven with five ring gas hob, chimney style extractor fan over, integrated fridge/freezer, plumbing for washing machine, tiled walls, coved ceiling, storage cupboard, two radiators, tile effect flooring, two uPVC double glazed windows to rear, uPVC double glazed glass panel door to side, door to basement, door to:

## STORAGE AREA

UPVC double glazed glass panel door to front, uPVC glass panel door to rear, uPVC double glazed window to side.

## BASEMENT 6.63m x 3.37m (21'9" x 11'1")

UPVC double glazed French door to rear, laminate flooring, large storage cupboard (3.04m x 1.72m)

## FIRST FLOOR

### LANDING

UPVC double glazed window to side, loft access.

### BEDROOM 1 3.45m x 2.51m (11'4" x 8'3")

UPVC double glazed window to front, coved ceiling, fitted wardrobe, radiator, laminate flooring.

### BEDROOM 2 3.63m x 2.78m (11'11" x 9'1")

UPVC double glazed window to rear with partial sea views, coved ceiling, fitted wardrobe, radiator, laminate flooring.

### BEDROOM 3 2.37m x 2.02m (7'9" x 6'8")

UPVC double glazed window to front, coved ceiling, dado rail, fitted wardrobe, radiator, laminate flooring.

## BATHROOM

Three piece suite comprising panelled bath with shower over, low level w.c, wall mounted wash hand basin with vanity unit under, spot lights, coved ceiling, tiled walls, chrome wall mounted radiator, wall mounted boiler, uPVC double glazed window to rear.

## EXTERNAL

### FRONT

Paved garden.

## REAR

Three tiered garden, patio area, laid to lawn and mature shrubs. Brick storage shed plus river views.

## DIRECTIONS

From our City Centre showroom turn left onto Walter Road and take the second turning left onto Henrietta Street. At the bottom of the road turn left onto St Helens Road and at the traffic lights turn right onto Dillwyn Street. Follow the road down onto Oystermouth Road, passing Tesco on the left hand side. Continue along and bear left and cross over the second Tawe Crossing and turn left onto Pentreguinea Road. Take the fifth turning right onto Maesteg Street and the next turning right onto St Elmo Avenue. The property can be found on the right hand side.

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC RATING:** C

**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.