



Dawsons

estate agents



**2 Grenfell Town, Bonymaen, Swansea,
SA1 7AE**

- FOR SALE BY PUBLIC AUCTION
- WEDNESDAY 22ND NOVEMBER 2017 AT 3PM
- THE MARRIOTT HOTEL SWANSEA MARINA.



OFFERS IN EXCESS OF £35,000

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SUMMARY

A two bedroom mid-terrace property set in the residential area of Bonymaen. Benefiting from being within close proximity to Morfa Shopping Park and good links to the motorway. The property comprises entrance porch, lounge-dining room, kitchen and lean-to work shop to the ground floor. To the first floor there are two bedrooms and family bathroom. Externally there is an enclosed rear yard.

ENTRANCE

Enter via hard-wood frosted glass door into:

PORCH

Staircase to first floor, access to:

LOUNGE/DINING ROOM 6.36m (max) x 4.02m (max) (20'10" (max) x 13'2" (max))

Window to front, feature fireplace, under stairs storage, access to:

KITCHEN 3.84m x 1.90m (12'7" x 6'3")

Window to rear, range of wall mounted and base units with space for washing machine and cooker. Single bowl with drainer, access to:

LEAN TO/WORKSHOP 3.90m (approx) x 2.05m (approx) (12'10" (approx) x 6'9" (approx))

Door to rear, plumbing for wash hand basin and toilet, power supply.

FIRST FLOOR

BEDROOM 1 3.31m x 2.99m (10'10" x 9'10")

Window to front, radiator. Storage cupboard.

BEDROOM 2 3.27m x 2.07m (10'9" x 6'9")

Window to rear, radiator.

BATHROOM

Window to rear. Low level w.c, wash hand basin and shower enclosure. Radiator and storage.

EXTERNAL

Rear yard.

DIRECTIONS

From our Swansea showroom proceed up Walter Road and take the second turning left onto Henrietta Street. Proceed to the bottom of the road turn left onto St Helens Road and at the traffic lights turn right onto Dillwyn Street and proceed down, passing Tesco on your left hand side. Turn left at the traffic lights onto Oystermouth Road. Continue passed Sainsburys taking a left turning then right onto the second Tawe Bridge. Then turn left onto Pentreguinea Road taking the fourth turning right onto Pentrechwyth Road. Take the first right onto Grenfell Town and the property can be found on the right hand side.

TENURE:

COUNCIL TAX: A

EPC RATING:

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 478903/04

NB: All successful Purchasers will be subject to a buyers premium of £250 plus VAT. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, 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.

