



Dawsons

estate agents



Roger Street, Treboeth, Swansea, SA5 9AS

LOCATED IN THE SOUGHT AFTER LOCATION OF TREBOETH this spacious semi-detached property comes with no onward chain. The property comprises open-plan lounge/dining room, kitchen/breakfast room and family bathroom on the ground floor. On the first floor there are two double bedrooms and a cloakroom. Benefits include gas central heating and upvc double glazing, driveway to front and level gardens to side and rear.

Asking Price £114,999



11 Walter Road, Swansea, SA1 5NF
T: 01792 646060 | F: 01792 643 974
sw@dawsonsproperty.co.uk

ENTRANCE

Enter via uPVC double glazed door into:

HALLWAY

Radiator, door to:

INNER HALLWAY

Stairs to first floor.

LOUNGE/DINING ROOM 6.98m x 3.31m (22'11" x 10'10")

UPVC double glazed window to front, two uPVC double glazed windows to side, under stairs storage cupboard, two radiators.

KITCHEN/BREAKFAST ROOM 3.97m x 2.63m (13'0" x 8'8")

Fitted with a range of wall and base units with complementary work surface over, breakfast bar, inset stainless steel electric hob with chimney style extractor over and electric oven under, inset stainless steel sink unit, plumbed for washing machine, wall mounted gas combination boiler, radiator, uPVC double glazed window to side, uPVC double glazed door to rear.

BATHROOM

Fitted with a three piece suite comprising panelled bath with mixer shower over, pedestal wash hand basin, low level w.c, part tiled walls, extractor fan, radiator, uPVC double glazed window to side, uPVC double glazed window to rear.

FIRST FLOOR

LANDING

UPVC double glazed window to rear, access to loft, radiator.

BEDROOM 1 4.32m max x 3.21m max (14'2" max x 10'6" max)

Two uPVC double glazed windows to front, radiator.

BEDROOM 2 3.64m x 2.56m (11'11" x 8'5")

UPVC double glazed window to rear, radiator.

CLOAKROOM

Fitted with a two piece suite comprising low level w.c, wall mounted wash hand basin, chrome towel radiator.

EXTERNAL

FRONT

Driveway, side pedestrian access to:

REAR

Garden is level and enclosed, laid to paving with mixed beds.

DIRECTIONS

From Swansea showroom proceed down Walter Road / Mansel Street, passing the Police Station on the left hand side. Bear left onto Dyfatty Street and at the traffic lights continue ahead and the bear left onto Llangyfelach Street. Continue onto Llangyfelach Road through Brynhyfryd Square taking a left turn onto Roger Street and the property is situated on the right hand side.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 646060

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.

