



Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.



3 OAKTREE AVENUE, SKETTY, SWANSEA, SA2 8LL
ASKING PRICE £132,000



End of terrace property within walking distance of Swansea University, Parklands Primary and Olchfa Comprehensive schools. Comprising two double bedrooms, f/f bathroom, cloakroom, L-Shaped lounge/diner and fitted kitchen. The property benefits from gas c/h, uPVC d./g, low maintenance garden. Ideal FTB or Investment. Vacant possession.

ENTRANCE

Enter via uPVC double glazed glass panelled door to:-

HALL

Radiator, storage cupboard, stairs to first floor.

CLOAKROOM

Comprising w.c., wash hand basin, part tiles, uPVC double glazed Opaque window to front.

KITCHEN 3.181m x 2.853m max (10'5" x 9'4" max)

Tiled floor, range of base and wall units, stainless steel sink and drainer, integrated electric oven and hob with extractor over, breakfast bar, plumbed for part tiled walls, uPVC double glazed window to front.

L-SHAPED LOUNGE/DINER 4.816m max x 4.833m max (15'10" max x 15'10" max)

Two radiators, uPVC double glazed window to rear, uPVC double glazed part glazed door with side panel to rear, gas fire with back boiler.

FIRST FLOOR

LANDING

Large storage cupboard.

BEDROOM 1 3.760m x 2.635m (12'4" x 8'8")

Radiator, siring cupboard, uPVC double glazed window to front.

BEDROOM 2 4.188m x 2.965m (13'9" x 9'9")

Radiator, uPVC double glazed windows to rear

FAMILY BATHROOM

Panelled bath with shower over, pedestal wash hand basin, w.c., chrome ladder radiator/towel rail, tiled walls, uPVC double glazed Opaque window to front.

EXTERNAL

FRONT

Paved court yard with storage shed.

REAR

Low maintenance enclosed garden, paved with mature planting.

DIRECTIONS

From our Sketty showroom take a left onto Dillwyn Road and go straight ahead through the traffic lights onto Sketty Park Drive taking the second left into Oaktree Avenue. The property is situated on the right hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 299 655