



74 Pentretreharne Road, Landore, Swansea, SA1 2PT

A newly refurbished mid terraced property in convenient location consisting of lounge/diner, kitchen to the ground floor. To the first floor there are 2 bedrooms and family bathroom. The property also benefits from full gas central heating, upvc double glazing and had an enclosed rear garden. Freehold. No onward chain. EPC-D.

Asking Price £99,999



ENTRANCE

Enter via uPVC double glazed front door into:

HALLWAY

Stairs to first floor.

OPEN PLAN LOUNGE/DINING ROOM 6.61m x 4.85m (21'8" x 15'11")

UPVC double glazed window to front and rear, two radiators, alcoves, coved ceiling.

KITCHEN 2.59m x 2.47m (8'6" x 8'1")

Fitted with modern wall and base units with complimentary work surface over, set in stainless steel sink and drainer with mixer tap, built-in oven, hob and chimney style cooker hood, space for fridge freezer and dishwasher, splash back tiles, uPVC double glazed window to rear, uPVC glass panel door to rear.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1 4.51m x 3.36m (14'10" x 11'0")

UPVC double glazed window to front, radiator, coved ceiling, storage cupboard,

BEDROOM 2 3.35m x 2.69m (11'0" x 8'10")

UPVC double glazed window to rear, radiator.

BATHROOM

Newly fitted bathroom suite comprising of P shaped bath with shower over, low-level w.c, vanity wash hand basin, cupboard housing wall mounted combination boiler, tiled floor, part tiled walls, heated towel rail, uPVC double glazed window to rear.

EXTERNAL

FRONT

Steps of forecourt garden.

REAR

Enclosed garden laid to chippings.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: D

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

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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

