



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



28 TUDOR COURT, MURTON, SWANSEA, SA3 3BB  
£119,950





A two bedroom mid link house, situated on a quiet development in the heart of Murton. Just a short walk away from local amenities including a post office, shop and local pub as well as being a short drive from the bustling village of Mumbles. The property comprises; To the ground floor kitchen, lounge/diner and wc. To the first floor are two bedrooms and a bathroom. Additional benefits include communal gardens and parking. No chain. Viewing is highly recommended to appreciate the property.

**Entrance**

UPVC double glazed door into:

**Hallway**

Coved ceiling. Stairs to first floor. Radiator.

**WC**

UPVC double glazed frosted glass window to front. Fitted with a two piece suite comprising: WC and wash hand basin, walls tiled to splash back. Vinyl flooring. Radiator.

**Kitchen 8'05 x 9'03 (2.57m x 2.82m)**

UPVC double glazed window to front. Fitted with a range of wall and base units with work surfaces over. Space for oven. Stainless steel sink and drainer. Walls tiled to splash back. Space for washing machine. Space for fridge/freezer. Wall mounted gas combination boiler. Radiator. Vinyl flooring.

**Lounge/Diner 14'08 x 12'08 (4.47m x 3.86m)**

Coved ceiling. UPVC double glazed window to rear. Radiator. Electric fire with wooden surround and tiled hearth. UPVC double glazed door to rear leading onto communal gardens.

**First Floor**

**Landing**

Loft access hatch. Built in storage cupboard with shelving and radiator.



**Bedroom One 8'03 x 12'9 (2.51m x 3.89m)**

UPVC double glazed window to rear. Radiator. Built in storage cupboard with hanging rails.

**Bathroom**

UPVC double glazed frosted glass window to front. Fitted with a three piece suite comprising: Bath with shower over and glass shower screen. Pedestal wash hand basin and WC. Fully tiled walls. Vinyl flooring.

**Bedroom Two 6'02 x 9'05 (1.88m x 2.87m)**

UPVC double glazed window to rear. Radiator.

**External**

**Front**

Footpath leading to entrance door. Lawned area.

**Rear**

Communal shared gardens laid to lawn with various flowers, trees and shrubs. The property also benefits from off road parking.

**TENURE:** Leasehold

**COUNCIL TAX:** C

**EPC RATING:** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

