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11 SYLVIA TERRACE, BRYNHYFRYD, SWANSEA,
ASKING PRICE £119,995



Situated in a quiet location in the Brynhyfryd area of the city sits this very pleasant three bedroom terraced home. The property presents an excellent opportunity for the future home owner to truly put their own stamp on it. The ground floor sees a porch, open plan living/dining area, galley kitchen and family bathroom, the first floor then presents three bedrooms. externally the rear garden is enclosed and paved. Sitting in a quiet and convenient neighbourhood within close proximity to local amenities, and within walking distance for primary and secondary schools, Brynhyfryd also benefits from good transport links via the M4. Viewing strongly recommended. EPC-D.

ENTRANCE

Enter via uPVC glass panel door into:

HALLWAY

Laminate flooring, door into:

OPEN PLAN LIVING/DINING ROOM 6.63m x 3.35m (21'9" x 11'0")

UPVC double glazed window to front, uPVC double glazed window to rear, coved ceiling, four alcoves, two radiators, laminate flooring, stairs to first floor.

KITCHEN 3.66m x 2.35m (12'0" x 7'9")

Fitted with a range of wall and base units with work surfaces over, set in stainless steel sink with mixer tap, four ring gas hob, cooker hood over, stainless steel splash back, Integrated oven, plumbed for washing machine, radiator, uPVC double glazed window to side.

INNER HALLWAY

UPVC glass panel door to side, storage cupboard.

BATHROOM

Three piece suite comprising panelled bath with shower over, low-level w.c, pedestal wash hand basin, radiator, uPVC double glazed window to rear.

FIRST FLOOR

LANDING

UPVC double glazed window to side, coved ceiling, storage cupboard housing wall mounted combination boiler, airing cupboard, loft access.

BEDROOM 1 3.73m x 3.08m (12'3" x 10'1")

UPVC double glazed window to front, coved ceiling, fitted wardrobes, radiator.

BEDROOM 2 3.53m x 2.64m (11'7" x 8'8")

UPVC double glazed window to rear, coved ceiling, radiator.

BEDROOM 3 2.38m x 2.09m (7'10" x 6'10")

UPVC double glazed window to rear, radiator.

EXTERNAL

Enclosed rear garden laid with slabs.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: D

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