



8 Carig Crescent, Mayhill, Swansea, SA1 6TQ

We are delighted to offer for sale this ideal First time buy/ investment purchase situated in Mayhill, Swansea. This semi detached property comprises of entrance hall, lounge, kitchen, bathroom and two bedrooms. The property further benefits from gas central heating and uPVC double glazed windows and doors throughout. The property is conveniently located close to local amenities, schools and provides excellent transport links to Swansea City Centre, Liberty Stadium and Fforestfach Retail Park. EPC C.

Offers In Excess Of £70,000



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed entrance door, stairs to first floor.

LOUNGE 3.97m x 3.42m (13'0" x 11'3")

UPVC double glazed window to front, radiator, storage cupboard.

KITCHEN 4.22m x 2.12m (13'10" x 6'11")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer and cooker, radiator, vinyl flooring, wall mounted gas combination boiler, uPVC double glazed window to rear, uPVC double glazed door to garden.

BATHROOM

Three piece suite comprising panelled bath with fitted electric shower over, wash hand basin and WC, radiator, vinyl flooring, uPVC frosted double glazed window to side.

FIRST FLOOR

LANDING

Stairs to ground floor.

BEDROOM 1 3.44m x 3.19m (11'3" x 10'6")

UPVC double glazed window to front, radiator.

BEDROOM 2 3.43m x 3.04m (11'3" x 10'0")

UPVC double glazed window to front, radiator.

EXTERNAL

Gated driveway to front offering off road parking and enclosed lawned garden to rear.

TENURE: Freehold

COUNCIL TAX: A

EPC RATING: C

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.

