



84 Port Tennant Road, Port Tennant, Swansea, SA1 8JG

We are delighted to offer for sale this two bedroom maisonette located in Port Tennant, Swansea. Offered to market with no ongoing chain is this spacious first floor maisonette. Access is gained via a stairs case to the side of the property with internal accommodation comprising, entrance hallway with storage and stairs to upper floor, open plan reception rooms with dual aspect windows and door leading to a private balcony, kitchen with under stairs storage, landing with loft access, two double bedrooms and family bathroom comprising a white three piece suite. External to the property is small storage shed at ground level in the communal area. The property is conveniently located close to local amenities and provides good transport links to Swansea City Centre, Swansea University Bay Campus and M4 Motorway. Please note there is a tenant at this property and is paying £550 per calendar month. EPC - C.

Asking Price £80,000



GROUND FLOOR

ENTRANCE HALL

Entrance gained via a uPVC door to front, uPVC double glazed window to front, carpeted, storage cupboard, stairs to first floor,

LOUNGE/DINER

Laminate flooring, two radiators, double glazed window to front and rear, door leading out to balcony, picture rail, coving to ceiling.

KITCHEN

Fitted with a matching wall and base units with worktop space over, stainless steel sink unit and drainer, tiled splash backs, radiator, space for appliances, storage cupboard housing boiler, double glazed window to rear, under stairs storage cupboard, vinyl flooring.

FIRST FLOOR

BEDROOM 1

Double glazed window to side, loft access, stairs to first floor

BEDROOM 2

Laminate floor, radiator, double glazed window to rear, built-in storage cupboard.

BATHROOM

Vinyl flooring, panelled bath with shower over and curtain rail, pedestal wash hand basin, low-level WC, radiator, obscure double glazed window to rear.

EXTERNAL

Storage Shed.

TENURE: Leasehold

125 Years from September 2003. Ground Rent £10 P.A. Service Charge £507.73 P.A.

COUNCIL TAX: A

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 646060

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
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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.

