



SMITHS
SALES & LETTINGS



36 Dale Close, Swansea, SA5 4NX

Offers Over £110,000

NEWLY REFURBISHED CHAIN FREE TWO BEDROOM PROPERTY

Situated within Dale Close, Fforestfach, this two bedroom end of terrace has been fully refurbished and is ideally located near local amenities such as Parc Fforestfach and the M4 corridor.

Comprising a spacious lounge/diner, newly fitted kitchen and bathroom, two bedrooms and off-road parking for two vehicles, this property will surely take the interest of first time buyers and investors alike. Viewings are highly recommended and by appointment only.

Call our team today and book your viewing!

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Entrance Hall



Entry via uPVC door, bright hallway comprising driftwood effect tiled flooring, radiator, wall mounted consumer unit, stairs leading to first floor, door leading to;

Living & Dining Room

18'0" max x 11'0" max approx (5.50m max x 3.37m max approx)



Spacious living room and diner comprising freshly laid carpet, radiator to front, double glazed uPVC window to front, door leading to;

Kitchen

11'7" x 6'8" approx (3.55m x 2.05m approx)



Fitted with a range of base, drawer and wall mounted white high gloss units incorporating a fitted black worktop over, one and a half bowl stainless steel sink, drainer and mixer tap, under cupboard appliance spacing, fitted stainless steel oven with a black four ringed induction hob and integrated extractor hood above. Wall mounted combination boiler, radiator, chrome sockets throughout, chrome spotlights to ceiling, driftwood effect floor tiling, double glazed uPVC window to rear, rear uPVC door leading to rear enclosed garden.

Landing

Freshly carpeted stairs and landing, loft access to ceiling, doors leading to both bedrooms and bathroom.

Bedroom One

11'11" max x 11'7" max approx (3.65m max x 3.55m max approx)



Double bedroom comprising freshly carpeted floor, radiator to front, double glazed uPVC window to front.

Bedroom Two

10'7" x 6'7" approx (3.25m x 2.02m approx)



Double glazed uPVC window to rear, radiator, freshly carpeted floor, door leading to a built in cupboard fitted with carpet, light and shelving. Ideal wardrobe.

Bathroom



Fitted white three piece suite comprising a low level WC, pedestal wash hand basin with mirrored cabinet over and panelled bath incorporating tiled walls and a mounted chrome shower. Radiator, tile effect flooring, frosted double glazed uPVC window to rear.

Exterior

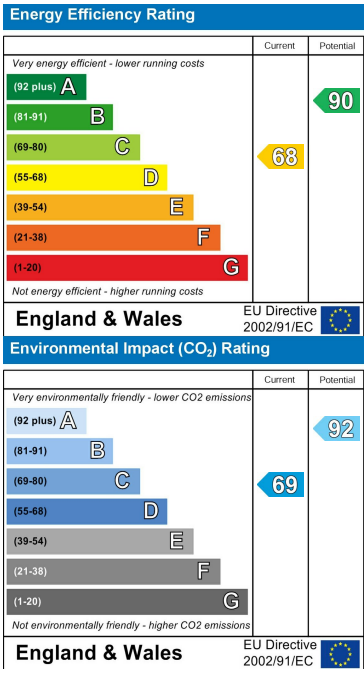


To the front is a garden laid to lawn with a mixture of mature shrubs and trees. A front gate opens to a pathway leading to the property, side access and rear enclosed garden which comprises a patio area and garden laid to lawn. To the side of the property there are two off-road parking spaces.

Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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