



27 Wern Road, Landore, Swansea, SA1 2PA  
**Offers In The Region Of £115,000**



We are delighted to offer for sale this very well presented and ideal first time buy in Landore, Swansea. This deceptively spacious home comprises of entrance lounge/dining room, kitchen, two bedrooms, bathroom and attic room. The property further benefits from gas combi central heating and UPVC double glazed windows throughout. Externally the property offers on street parking to front and tiered garden to rear offering artificial and lawned gardens with sitting area perfect for entertaining. The property is very conveniently located close to local schools, amenities and offers good transport links to Swansea City Centre, Morfa Retail, Liberty Stadium and M4 Motorway, EPC-E.

## Offers In The Region Of £115,000



### GROUND FLOOR

#### ENTRANCE HALL

UPVC double glazed entrance door, radiator, laminate flooring, coving to ceiling, stairs to first floor.

#### LOUNGE/DINING ROOM 2.90m x 2.60m (9'6" x 8'6")

UPVC double glazed window to front, uPVC double glazed window to rear, radiator, laminate flooring, coving to ceiling, wall mounted electric fireplace.

#### KITCHEN 2.90m x 2.60m (9'6" x 8'6")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, vent for tumble dryer, space for fridge/freezer, radiator, tiled flooring, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed door to rear garden.

### FIRST FLOOR

#### LANDING

Stairs to ground floor, stairs to attic room.

#### BEDROOM 1 3.60m x 3.55m (11'10" x 11'8")

Two uPVC double glazed windows to front, radiator, laminate flooring, coving to ceiling, two storage cupboards.

#### BEDROOM 2 3.44m x 2.98m (11'3" x 9'9")

UPVC double glazed window to side, radiator, laminate flooring, coving to ceiling.

#### BATHROOM

Fitted with four piece suite comprising bath, separate shower enclosure, pedestal wash hand basin and low level w.c., storage cupboard, heated towel rail, tiled flooring, uPVC double glazed window to rear.

### SECOND FLOOR

#### ATTIC ROOM 4.39m x 3.73m (14'5" x 12'3")

Two velux windows, wooden flooring, eaves storage cupboard.

#### EXTERNAL

On street parking. Tiered garden to rear offering lawned and artificial lawned area's perfect for entertaining.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC** E

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

