



## **388 Pentregethin Road, Gendros, Swansea, SA5 8AH**

We are pleased to offer for sale this deceptively spacious semi detached property in Gendros. The property comprises of entrance porch, entrance hall, lounge, dining room, kitchen, sitting room, lean to, two double bedrooms and bathroom. The property further benefits from gas central heating and uPVC double glazed doors. Externally the property offers off road parking to front and an enclosed lawned garden to rear with gated side access. The property is very conveniently located close to local amenities, schools and provides good transport links to Swansea City Centre and Fforestfach Retail Park. EPC - TBC



**Offers In The Region Of £100,000**

11 Walter Road, Swansea, SA1 5NF  
T: 01792 646060 | F: 01792 643 974  
sw@dawsonsproperty.co.uk

## **ENTRANCE**

Enter via UPVC double glazed door into:

## **PORCH**

Door to:

## **HALLWAY**

Radiator, stairs to first floor, door to:

## **LOUNGE 3.32m x 3.20m (10'11" x 10'6")**

UPVC double glazed box window to front, laminate flooring, coving to ceiling, open plan to:

## **DINING ROOM 3.55m x 3.42m (11'8" x 11'3")**

Glazed window to rear, radiator, laminate flooring, coving to ceiling, door to:

## **KITCHEN 3.99m x 2.62m (13'1" x 8'7")**

Fitted with a matching base and eye level units with worktop space over with ceramic sink and single drainer, plumbing for washing machine, space for fridge/freezer, tiled flooring, coving to ceiling, open plan to sitting room, uPVC double glazed window to rear, uPVC double glazed door to side.

## **SITTING ROOM 3.99m x 1.84m (13'1" x 6'0")**

Window to rear, radiator, vinyl flooring, coving to ceiling.

## **LEAN TO**

Two doors.

## **FIRST FLOOR**

## **LANDING 3.83m x 1.83m (12'7" x 6'0")**

Storage cupboard, radiator, door to:

## **BEDROOM 1 4.78m x 3.31m (15'8" x 10'10")**

Two uPVC double glazed windows to front, four storage cupboards, radiator, coving to ceiling, four double doors.

## **BEDROOM 2 3.59m x 2.84m (11'9" x 9'4")**

UPVC double glazed window to rear, radiator.

## **BATHROOM**

Fitted with three piece suite comprising panelled bath, wash hand basin and low level W.C, storage cupboard, vinyl flooring, uPVC double glazed window to rear.

## **EXTERNAL**

### **FRONT**

Off road parking, steps leading to forecourt.

### **REAR**

Enclosed lawned garden to rear with gated side access.

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC RATING:** TBC

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

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

