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28 VERNON STREET, HAFOD, SWANSEA, SA1 2EZ
ASKING PRICE £108,000



We are delighted to offer for sale this beautifully presented home in Hafod. This ideal FTB/investment purchase comprises of entrance hall, lounge/dining room, kitchen, two double bedrooms and bathroom. Further benefits include gas combi central heating and uPVC double glazed windows and doors. The Externally the property offers on street parking to front and an enclosed garden to rear offering artificial lawned area's and patio area perfect for entertaining. The property is conveniently located close to Swansea City Centre and provides good transport links to Swansea train system, Morfa Retail Park and Liberty Stadium. Viewing is highly recommended to appreciate what this impressive home has to offer. EPC-D.

GROUND FLOOR

ENTRANCE HALLWAY

UPVC double glazed entrance door, tiled flooring, open plan to:

LOUNGE/DINING ROOM 6.33m (max) x 4.40m (20'9" (max) x 14'5")

UPVC double glazed window to rear, uPVC double glazed window to front, storage cupboard, feature fireplace with inset log burner, alcoves, radiator, stairs to first floor, open plan to:

KITCHEN 2.52m x 2.27m (8'3" x 7'5")

Fitted with modern wall and base units with complimentary work surface over, stainless steel sink and single drainer with mixer tap, Four ring gas hob with build under electric oven and extractor fan over, built-in integrated fridge/freezer, plumbing for washing machine, wall mounted boiler, tiled flooring, ceiling spotlights, splash back tiles, uPVC double glazed window to rear, uPVC double glazed door to garden.

FIRST FLOOR

LANDING 3.38m x 1.66m (11'1" x 5'5")

Radiator, doors off to:

BEDROOM 1 4.02m x 2.68m (13'2" x 8'10")

UPVC double glazed window to front, radiator, coving to ceiling, alcove.

BEDROOM 2 3.38m x 2.31m (11'1" x 7'7")

UPVC double glazed window to rear, radiator.

BATHROOM 2.52m x 2.24m (8'3" x 7'4")

Three piece modern suite comprising panelled bath with shower over, pedestal wash hand basin and low level W.C, heated towel rail, vinyl flooring, ceiling spotlights, extractor fan, uPVC double glazed window to rear.

EXTERNAL

FRONT

Forecourt.

REAR

Enclosed low maintenance garden laid to artificial lawn and patio area perfect for entertaining.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: D

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