



131a Western Street, Sandfields, Swansea, SA1 3JX

We are delighted to offer for sale this very unique opportunity to purchase this ideal first time buy/investment purchase in the very sought after location of Sandfields. This compact property comprises of lounge/dining room, newly fitted kitchen, bedroom and newly fitted shower room. Further benefits include 2 parking permits, gas combi central heating and uPVC double glazed windows and doors. The property is very conveniently located close to Swansea City Centre and provides great transport links to Swansea University singleton hospital, Swansea beach and m4 motorway. EPC-C.

Offers Over £80,000



Ground Floor

Entrance

Enter via uPVC glass panel door into:

Lounge/Dining Room 4.46m x 2.52m (14'8" x 8'3")

UPVC double glazed window to front, storage cupboard, radiator, laminate flooring, spiral staircase to first floor, open plan to:

Kitchen 2.52m x 1.72m (8'3" x 5'8")

Fitted with modern wall and base units with complimentary work surface over, set in stainless steel sink and single drainer with mixer tap, two ring hob with oven under and extractor over, plumbing for washing machine, space for fridge/freezer, tiled flooring, window to side.

First Floor

Landing

Doors off to:

Bedroom 2.96m x 2.57m (9'9" x 8'5")

UPVC double glazed window to front, radiator, laminate flooring.

Shower Room 2.43m x 1.72m (8'0" x 5'8")

Three piece suite comprising shower, pedestal wash hand basin and low level W.C, wall mounted boiler, laminate flooring.

NB

The vendor has informed Dawsons that there are 2 parking permits with the property.

TENURE: Freehold

COUNCIL TAX: A

EPC RATING: C

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.

