



46 Fern Street, Cwmbwrla, Swansea, SA5 8BG

We are pleased to offer for sale this ideal first buy/investment purchase in Cwmbwrla. The property comprises of entrance hall, lounge/dining room, kitchen, utility area, two double bedrooms and bathroom. Further benefits include gas combi central heating and uPVC double glazed doors and windows. Externally the property offers on street parking to front with a low maintenance courtyard. To the rear the property offers both decked, patio and lawned area's, with a rear access lane offering potential off road parking to the rear. The property is very conveniently located close to local schools, amenities and provides excellent transport links to Swansea City Centre. EPC - TBC



Asking Price £93,000



ENTRANCE HALLWAY 3.59m x 1.77 (11'9" x 5'10")

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

LOUNGE/DINING ROOM 7.05m x 3.45m (23'2" x 11'4")

UPVC double glazed window to front, uPVC double glazed window to rear, two radiators, laminate flooring, coving to ceiling, alcoves, folding door to utility area, open plan to:

KITCHEN 3.36m x 1.77m (11'0" x 5'10")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, space for fridge/freezer, tiled flooring, coving to ceiling, uPVC double glazed window to rear.

UTILITY AREA 3.30m x 1.62m (10'10" x 5'4")

Fitted with a range of base units with worktop space, stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer, coving to ceiling, radiator, uPVC double glazed window to rear, door to side leading to rear garden.

FIRST FLOOR

LANDING

Doors to:

BEDROOM 1 4.17m x 3.31m (13'8" x 10'10")

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

BEDROOM 2 3.64m x 3.37m (11'11" x 11'1")

UPVC double glazed window to rear, radiator, coving to ceiling.

BATHROOM 2.49m x 1.85m (8'2" x 6'1")

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

EXTERNAL

FRONT

Forecourt.

REAR

Enclosed rear garden decked area, laid to lawn with patio area. Rear access lane offering potential rear parking.

TENURE: Freehold

COUNCIL TAX: B

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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

