



205 Oxford Street, Swansea, SA1 3HT

We are pleased to offer for sale this very generously sized property situated very close to Swansea City Centre. Considered an ideal family home or investment purchase, the property comprises of entrance porch, very good sized lounge, kitchen/diner, lean-to with W.C, three double bedrooms and shower room. The property also benefits from gas central heating and uPVC double glazed windows and doors. Externally the property offers residents on street parking and an enclosed low maintenance garden to rear. The property is very conveniently located close to Swansea City Centre and provides transport links to Swansea University, Swansea Beach and M4 Motorway. Please see floorplan to appreciate the size of this property. EPC-D.

Asking Price £165,000



GROUND FLOOR

ENTRANCE

Enter via wooden door into::

PORCH

Vinyl flooring, coving to ceiling, double door to Storage cupboard, door into:

LOUNGE 7.48m (max) x 4.33m (24'6" (max) x 14'2")

UPVC double glazed window to front, four storage cupboards, three radiators, laminate flooring, coving to ceiling, door to:

KITCHEN/DINING ROOM 7.35m x 4.33m (24'1" x 14'2")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink and single drainer with mixer tap, four ring hob with oven under, plumbing for washing machine, space for fridge/freezer, three radiators, tiled flooring, coving to ceiling, stairs to first floor, uPVC double glazed window to rear, uPVC double glazed window to side, uPVC double glazed door to:

LEAN TO

UPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed door to garden, door to:

WC

Low level w.c, laminate flooring.

FIRST FLOOR

LANDING

UPVC double glazed window to side, double door to storage cupboard, doors off to:

BEDROOM 1 4.35m x 3.55m x 0.11m x 0.11m (14'3" x 11'8" x 4" x 4")

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

BEDROOM 2 3.80m x 3.50m (12'6" x 11'6")

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

SHOWER ROOM

Three piece suite comprising shower cubicle, pedestal wash hand basin and low level W.C, tiled flooring, coving to ceiling, window to side.

BEDROOM 3 3.34m x 3.03m x 1.13m x 1.13m (10'11" x 9'11" x 3'8" x 3'8")

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

EXTERNAL

REAR

Enclosed courtyard.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: D

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.

