



60 Dyfatty Street, Swansea, SA1 1QG

We are delighted to offer for sale this beautifully presented two bedroom mid terraced property located in Swansea City Centre. This ideal first time buy or investment purchase comprises of entrance hall, lounge/dining room, modern fitted kitchen, two bedrooms and family bathroom. Further benefits include gas combi central heating and uPVC double glazed windows throughout. The property is superbly located close to Swansea City Centre, Morfa Retail Park, Swansea University and offers great transport links via Swansea train station and M4 Motorway. Externally the property offers a patio forecourt to front offering a sitting area perfect for entertaining. There is also residential parking permits for up to two vehicles. Viewing is highly recommended to appreciate what this has to offer. EPC - TBC



Offers In The Region Of £79,950

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



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed entrance door, tiled flooring, radiator, stairs to first floor.

LOUNGE/DINING ROOM 7.12m x 3.47m (23'4" x 11'5")

UPVC double glazed window to front, uPVC double glazed window to rear, two radiators, feature gas fireplace.

KITCHEN 3.92m MAX x 2.18m (12'10" MAX x 7'2")

Modern fitted kitchen with a matching range of base and eye level units with worktop space over. Stainless steel sink with single drainer, Four ring gas hob, fitted oven with pull out extractor hood over, space for fridge freezer, plumbing for washing machine, wall mounted gas combi boiler, tiled flooring, radiator, under stairs storage cupboard. UPVC double glazed window and door to side.

FIRST FLOOR

LANDING

Stairs to ground floor. Storage cupboard.

BEDROOM 1 4.63m x 3.44m (15'2" x 11'3")

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

BEDROOM 2 3.45m x 2.19m (11'4" x 7'2")

UPVC double glazed window to rear, radiator.

BATHROOM

Fitted with three piece suite comprising bath, wash hand basin and WC, uPVC double glazed window to side, heated towel rail, ceiling spotlights, door.

EXTERNAL

Forecourt to front offering a patio area perfect for entertaining. Two resident parking permits are offered with the property allowing parking for two vehicles subject to application with Swansea Council

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: TBC

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

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

