



1 Broughton Avenue, Portmead, Swansea, SA5 5JS  
**Offers In The Region Of £130,000**

We are delighted to offer for sale this beautifully presented three bedroom end terraced property in Portmead Swansea. Considered an ideal first time buy, this beautifully and tastefully presented property comprises of entrance hall, annexe, lounge/dining room, kitchen, three bedrooms and family bathroom. Further benefits include gas combi central heating and UPVC double glazed windows. Externally the property offers a driveway to front offering off road parking for numerous vehicles and an enclosed garden to rear offering both lawned and decked area's perfect for entertaining. There is an additional brick built outhouse which offers great scope and potential for a 'Man Cave'. The property is conveniently located close to local amenities, schools, and provides good transport links to Swansea City Centre, Fforestfach Retail Park. Viewing is highly recommended to appreciate what this property has to offer. EPC- E.

## Offers In The Region Of £130,000



### GROUND FLOOR

#### ENTRANCE HALL

Entrance door, laminate flooring, radiator, stairs to first floor, door to:

#### ANNEXE

UPVC double glazed door to rear, vinyl flooring, space for fridge freezer and dryer.

#### LOUNGE/DINING ROOM 6.31m x 3.50m (20'8" x 11'6")

Radiator, laminate flooring, coving to ceiling, uPVC double glazed patio doors to garden,

#### KITCHEN 4.57 x 2.47m MAX (15'0" x 8'1" MAX)

Modern fitted kitchen with a matching range of base and eye level units with worktop space over. Ceramic sink with single drainer, plumbing for washing machine and dishwasher, space for cooker, uPVC double glazed window to side, Under stairs storage cupboard, radiator, granite tiled flooring, coving to ceiling with ceiling spotlights, wall mounted concealed gas combination boiler.

### FIRST FLOOR

#### LANDING

UPVC double glazed window to front, stairs to ground floor.

#### BATHROOM

Modern fitted three piece suite comprising of fitted bath, wash hand basin and W.C, vinyl flooring, ceiling spotlights, UPVC double glazed window to side.

#### BEDROOM 2 3.34m x 3.32m (10'11" x 10'11")

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

#### BEDROOM 3 4.11m x 3.44m MAX (13'6" x 11'3" MAX)

UPVC double glazed window to rear, Storage cupboard, radiator, coving to ceiling

#### DRESSING AREA 2.73m x 2.48m (8'11" x 8'2")

Fitted storage cupboard, UPVC double glazed window to front, radiator, stairs to second room.

### SECOND FLOOR

#### BEDROOM 1 3.80m x 3.18m (12'6" x 10'5")

UPVC double glazed window to rear, ceiling spotlights.

#### DRESSING AREA 3.48m x 2.33m (11'5" x 7'8")

Two velux windows, ceiling spotlights, eave storage space.

#### EXTERNAL

Externally the property offers a driveway to front offering off road parking for numerous vehicles and an enclosed garden to rear offering both lawned and decked area's perfect for entertaining. There is an additional brick built outhouse which offers great scope and potential for a 'Man Cave'.

**TENURE:** Freehold

**COUNCIL TAX:** A

**EPC RATING:** E

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

