



3 Roseland Terrace, St Thomas, Swansea, SA1 8BJ

We are delighted to offer for sale this beautifully presented and deceptively spacious home situated in a very sought after location in St Thomas. This ideal family home offers a fine blend of characteristic and modern features and comprises of entrance porch, entrance hall, lounge, dining room, kitchen/breakfast room, three double bedrooms and family bathroom. Further benefits include gas combi central heating and uPVC double glazed windows throughout. Externally the property offers a low maintenance garden to front and an enclosed garden to rear offering lawned and patio area's perfect for entertaining. The property is conveniently located close to local schools, amenities and offers good transport links to Swansea City Centre, M4 Motorway Via Fabian Way, Swansea University Bay Campus and Liberty Stadium. Viewing is highly recommended to appreciate what this fantastic home has to offer. EPC - D.

Asking Price £170,000

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GROUND FLOOR

PORCH

UPVC double glazed entrance door, tiled flooring, door to:

ENTRANCE HALLWAY

Two storage cupboards, radiator, stairs to first floor, doors to:

LOUNGE 4.12m x 3.50m (13'6" x 11'6")

Bay window to front, coved ceiling, double radiator, feature fireplace, oak flooring, open plan to:

DINING ROOM 3.62m x 3.38m (11'11" x 11'1")

UPVC double glazed window to rear, coved ceiling, alcoves, oak flooring, radiator.

KITCHEN.BREAKFAST ROOM 6.99m x 3.17m (22'11" x 10'5")

Fitted with modern wall and base units with complimentary work surface over, set in stainless steel sink with single drainer, Four ring induction hob with built under electric oven and Chimney style extractor fan over, space for fridge/freezer, double radiator, radiator, laminate flooring, coving to ceiling, two uPVC double glazed windows to side, uPVC double glazed door to garden.

FIRST FLOOR

LANDING

Doors to:

BEDROOM 1 4.98m x 3.50m plus 0.27m x 0.27m (16'4" x 11'6" plus 11" x 11")

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

BEDROOM 2 3.62m x 3.37m (11'11" x 11'1")

UPVC double glazed window to rear, wall mounted boiler, radiator.

LANDING

Radiator, door to:

BATHROOM 3.01m x 1.93m (9'11" x 6'4")

Three piece suite comprising P shaped bath with shower over, pedestal wash hand basin and low level W.C, radiator, tiled walls and flooring, uPVC double glazed obscure window to side.

BEDROOM 3 3.97m x 2.99m (13'0" x 9'10")

UPVC double glazed window to rear, two radiators.

EXTERNAL

FRONT

Steps and pathway leading to entrance, decorative pebbles to side.

REAR

Outhouse entered through uPVC double glazed door with plumbing for washing machine and tumble dryer.

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.