



48 Balaclava Street, St Thomas, Swansea, SA1 8BR

Dawsons are delighted to bring to the market this beautifully presented and ideal first time buy in St Thomas. This impressive home comprises of entrance hall, lounge/dining room, kitchen, bathroom and three double bedrooms. Further benefits include gas combi central heating and uPVC double glazed window to rear. Externally the property offers on street parking and a low maintenance courtyard with steps leading up to a lawned area to rear. The property is superbly located close to Swansea City Centre, Swansea Marina and 'SA1', Swansea University 'Bay Campus' and offers great transport links to M4 Motorway via Fabian Way. Viewing is a must to appreciate what this property has to offer. EPC - D.

Offers Over £125,000



GROUND FLOOR

ENTRANCE HALLWAY 2.03m x 0.94m (6'8" x 3'1")

Entrance door, laminate flooring, door to:

LOUNGE/DINING ROOM 6.65m x 4.01m (21'10" x 13'2")

UPVC double glazed window to front, uPVC double glazed window to rear, storage cupboard, alcoves, two radiators, laminate flooring, stairs to first floor, door to:

KITCHEN 3.81m x 2.56m (12'6" x 8'5")

Fitted with a range of wall and base units with complimentary work surface over, set in stainless steel sink and single drainer with mixer tap, Four ring gas hob with built under electric oven and extractor fan over, wall mounted gas combination boiler, plumbing for washing machine and dishwasher, space for fridge/freezer, radiator, splash back tiles, tiled flooring, spotlights, uPVC double glazed window to side, open plan to:

INNER HALLWAY

Tiled flooring, uPVC double glazed door to garden, door to:

BATHROOM 2.20m x 1.67m (7'3" x 5'6")

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level W.C, tiled flooring, tiled walls, ceiling spotlights, heated towel rail, uPVC obscure glass double glazed window to rear.

FIRST FLOOR

LANDING 3.62m x 1.59m (11'11" x 5'3")

Doors to:

BEDROOM 1 4.08m x 2.93m (13'5" x 9'7")

UPVC double glazed window to front, radiator.

BEDROOM 2 3.25m x 2.44m (10'8" x 8'0")

UPVC double glazed window to rear, radiator.

BEDROOM 3 3.85m x 2.59m (12'8" x 8'6")

UPVC double glazed window to side, radiator.

EXTERNAL

REAR

Low maintenance courtyard with steps leading up to a lawned area.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: D

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

