



79 Middle Road, Cwmbwrla, Swansea, SA5 8HQ  
**Offers In The Region Of £110,000**



We are pleased to offer for sale this charming two bedroom mid terraced property in Cwmbwrla. Renovated to a very high standard, this very homely property comprises of entrance porch, lounge, kitchen/diner, bathroom and two bedrooms. Further benefits include gas combi central heating and uPVC double glazed windows and doors. Externally the property offers a lovely patio area leading to decked and artificial lawned sections perfect for entertaining. The property is conveniently located close to local amenities, schools, Swansea City Centre and Fforestfach Retail Park. EPC - D.

## Offers In The Region Of £110,000



### GROUND FLOOR

#### PORCH

UPVC double glazed entrance door, doors to:

#### LOUNGE 5.73m x 3.62m (18'10" x 11'11")

UPVC double glazed window to front, radiator, stairs to first floor, door to:

#### KITCHEN/DINING ROOM 3.71m x 2.00 (12'2" x 6'7")

Fitted with modern wall and base units with complimentary work surface over, set in stainless steel sink and drainer with mixer tap, four ring electric hob with built under electric oven and extractor fan over, plumbing for washing machine, space for fridge/freezer, splash back tiles, storage cupboard, radiator, vinyl flooring, feature sky light offering natural light, uPVC double glazed window

to rear, door to:

#### BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level W.C, fully tiled walls, radiator, vinyl flooring, uPVC double glazed window to rear.

#### FIRST FLOOR

#### LANDING 2.56m x 1.17m (8'5" x 3'10")

Doors to:

#### BEDROOM 1 3.36m x 2.77m (11'0" x 9'1")

UPVC double glazed window to rear, storage cupboard, radiator.

#### BEDROOM 2 3.66m x 2.27m (12'0" x 7'5")

UPVC double glazed window to front, radiator.

#### EXTERNAL

#### REAR

Externally the property offers a lovely patio area leading to decked and artificial lawned sections perfect for entertaining

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC** D

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

