



31 Delhi Street, St Thomas, Swansea, SA1 8BW

We are pleased to offer for sale this three bedroom end terrace home in St Thomas, Swansea. This ideal first time buy and investment purchase comprises of entrance hall, lounge, kitchen, dining room, three bedrooms and family bathroom. The property is conveniently 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. To book a viewing please call us on 01792 646060. EPC - TBC

Offers In The Region Of £110,000

GROUND FLOOR

ENTRANCE HALLWAY

UPVC double glazed entrance door, stairs to first floor, doors to:

LOUNGE 4.28m x 3.30m (14'1" x 10'10")

UPVC double glazed window to front, radiator, laminate flooring.

DINING ROOM 3.46m x 2.79m (11'4" x 9'2")

UPVC double glazed window to side, open plan to:

KITCHEN 4.79m x 2.08m (15'9" x 6'10")

Fitted with a range of a wall unit and base units with work surface over, set in stainless steel sink and drainer, cooker point, plumbing for washing machine, splash back tiles, door to:

PORCH

Laminate flooring, uPVC double glazed door to rear.

FIRST FLOOR

LANDING 2.86m x 1.76m plus 0.83m x 0.83m (9'5" x 5'9" plus 2'9" x 2'9")

Storage cupboard, doors to:

BEDROOM 1 3.43m x 3.23m plus 1.46m x 1.46m (11'3" x 10'7" plus 4'9" x 4'9")

UPVC double glazed window to front, radiator.

BEDROOM 2 3.43m (max) x 2.98m (11'3" (max) x 9'9")

UPVC double glazed window to side, radiator.

BEDROOM 3 3.23m x 1.76m (10'7" x 5'9")

UPVC double glazed window to front, radiator.

BATHROOM 3.43m x 1.97m (11'3" x 6'6")

Three piece suite comprising panelled bath, pedestal; wash hand basin, low level w.c, radiator, vinyl flooring, UPVC double glazed obscure window to side.

TENURE: Freehold

COUNCIL TAX: TBC

EPC RATING: TBC

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.

