



9 Windmill Terrace, St Thomas, Swansea, SA1 8DN

We are delighted to offer this fantastic property for sale in St Thomas. Considered an ideal First time buy or investment purchase, this deceptively spacious property comprises of entrance porch, open plan lounge/dining room, kitchen, bathroom and two double bedrooms. Further benefits include gas combi central heating and uPVC double glazed windows. Externally the property offers an enclosed garden to rear.

The property is superbly located close to Swansea City Centre, local schools, Swansea Bay University Campus, SA1 Waterfront and also offers excellent road links to the M4 Motorway Via Fabian Way. Viewing is highly recommended to appreciate the potential this property has to offer EPC D.

Offers In The Region Of £90,000

Ground Floor

Porch

Door to:

Lounge/Dining Room 6.70m x 3.56m (22'0" x 11'8")

UPVC double glazed window to rear, uPVC double glazed window to front, two radiators, stairs to first floor, storage cupboard.

Kitchen 3.96m x 2.61m (13'0" x 8'7")

Fitted with a matching range of base and eye level units with worktop space over, set in stainless steel sink with single drainer, space for fridge/freezer and dishwasher, plumbing for washing machine, wall mounted gas combination boiler, vinyl flooring, uPVC double glazed window to side, door to:

Inner Hallway

Door to side, storage cupboard, door to:

Bathroom 2.64m x 1.73m (8'8" x 5'8")

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level W.C, splash back tiles, vinyl flooring, coving to ceiling, uPVC double glazed window to rear.

First Floor

Landing 3.43m x 1.86m (11'3" x 6'1")

UPVC double glazed window to rear, doors to:

Bedroom 1 4.39m x 3.17m (14'5" x 10'5")

UPVC double glazed window to front, radiator.

Bedroom 2 3.10m x 2.74m (10'2" x 9'0")

UPVC double glazed window to rear, radiator.

Externally

Forecourt to front and enclosed garden to rear laid to lawn.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: D

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

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Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

