



36 Caeonna Road, Portmead, Swansea, SA5 5HY
Asking Price £77,500

We are very pleased to offer for sale this beautifully presented home in Portmead, Swansea. Considered an ideal first time buy or investment purchase, this extended property comprises of entrance hall, modern fitted kitchen, lounge, sitting room/dining room, two double bedrooms and modern fitted bathroom. Further benefits include gas combi central heating and uPVC double glazed windows throughout. Externally the property offers on street parking to front and a very generously sized garden to rear offering lawned and patio areas with rear access. This property is offered with NO CHAIN and is conveniently located close to local schools, amenities and provides great transport links to Swansea City Centre, and Fforestfach Retail Park. Viewing is a must to appreciate that this has to offer. EPC-D.

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GROUND FLOOR

ENTRANCE HALLWAY

UPVC double glazed entrance door, uPVC double glazed window to front, radiator, laminate flooring, stairs to first floor, door to:

KITCHEN/BREAKFAST ROOM 5.25m (max) x 2.39m (17'3" (max) x 7'10")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink with single drainer and mixer

tap, plumbing for washing machine, space for fridge/freezer, radiator, vinyl flooring, coving to ceiling, , folding door to storage cupboard, uPVC double glazed window to front.

LOUNGE 5.21m x 3.02m (17'1" x 9'11")

UPVC double glazed window to rear, radiator, feature fireplace, laminate flooring, coving to ceiling.

INNER HALLWAY

Laminate flooring, door to:

SITTING ROOM 3.24m x 2.20m (10'8" x 7'3")

UPVC double glazed window to side, uPVC double glazed window to rear, radiator, laminate flooring, uPVC double glazed double door to garden.

FIRST FLOOR

LANDING

UPVC double window to front, door to:

BEDROOM 1 4.50m x 2.86m (14'9" x 9'5")

UPVC double glazed window to rear, uPVC double glazed window to front, door to storage cupboard.

BEDROOM 2 3.60m x 3.34m plus 0.07m x 0.07m (11'10" x 10'11" plus 3" x 3")

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

BATHROOM 2.46m x 1.54m (8'1" x 5'1")

Fitted with three piece suite comprising panelled bath with shower over, wash hand basin and low level W.C, heated towel rail, vinyl flooring, uPVC double glazed window to front.

EXTERNAL

FRONT

REAR

Enclosed rear garden laid to lawn, rear access and mature shrubs.

TENURE: Freehold

COUNCIL TAX: A

EPC RATING: D

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

