



## **567 Pentregethin Road, Ravenhill, Swansea, SA5 5ET**

**\*\*\* CASH BUYERS ONLY\*\*\***

We are pleased to offer for sale this great investment opportunity located on Pentregethin Road. This property offers great scope and potential and is in need of refurbishment throughout. The property comprises of entrance hall, lounge, kitchen, dining room, shower room, three bedrooms and further shower room. Externally the property offers a gated driveway to front leading to an attached garage and an enclosed garden to rear. The property is conveniently located close to local amenities, schools and provides good transport links to Swansea City Centre and Fforestfach Retail Parc. EPC-TBC.

**Offers Over £80,000**



## GROUND FLOOR

### ENTRANCE HALLWAY

UPVC double glazed entrance door, uPVC double glazed window to side, storage cupboard, radiator, stairs to first floor, doors off to:

### RECEPTION 1 3.42m x 3.19m (11'3" x 10'6")

UPVC double glazed bow window to front, radiator, alcoves, exposed wooden flooring.

### RECEPTION 2 3.64m x 3.42m (11'11" x 11'3")

UPVC double glazed window to rear, radiator, laminate flooring, door to:

### INNER HALLWAY

Radiator, uPVC double glazed door to garden, door to:

### SHOWER ROOM 2.24m x 2.03m (7'4" x 6'8")

Three piece suite comprising shower, wash hand basin and W.C, radiator, uPVC double glazed window to side.

### KITCHEN 2.58m x 1.97m (8'6" x 6'6")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, storage cupboard, wall mounted gas combination boiler, uPVC double glazed window to rear, door to:

### GARAGE 4.74m x 2.47m (15'7" x 8'1")

Door to front and rear.

## FIRST FLOOR

### LANDING

UPVC double glazed window to side, doors to:

### BEDROOM 1 3.77m x 3.42m (12'4" x 11'3")

UPVC double glazed window to rear, storage cupboard.

### BEDROOM 2 3.42m x 3.19m x 0.05m x 0.05m (11'3" x 10'6" x 2" x 2")

UPVC double glazed bow window to front, storage cupboard, radiator.

### BEDROOM 3 2.10m x 1.97m (6'11" x 6'6")

Bow window to front.

### SHOWER ROOM

Two piece suite shower and wash hand basin, radiator, uPVC double glazed window to rear.

## EXTERNAL

### FRONT

Gated access leading to driveway, garden to side with mature shrubs.

### REAR

Enclosed garden with lawn area.

**TENURE:** Freehold

**COUNCIL TAX:** C

**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.

