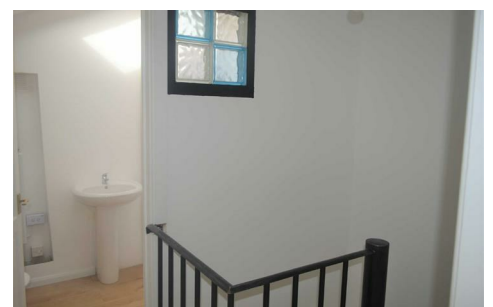




# 131a Western Street

Sandfields, Swansea, SA1 3JX

Offers Over £70,000



## FULL DESCRIPTION

### Ground Floor

#### Entrance

Enter via uPVC glass panel door into:

#### Lounge/Dining Room

14'8" x 8'3" (4.46 x 2.52)

UPVC double glazed window to front, storage cupboard, radiator, laminate flooring, spiral staircase to first floor, open plan to:

#### Kitchen

8'3" x 5'8" (2.52 x 1.72)

Fitted with modern wall and base units with complimentary work surface over, set in stainless steel sink and single drainer with mixer tap, two ring hob with oven under and extractor over, plumbing for washing machine, space for fridge/freezer, tiled flooring, window to side.

### First Floor

#### Landing

Doors off to:

#### Bedroom

9'9" x 8'5" (2.96 x 2.57)

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

#### Shower Room

8'0" x 5'8" (2.43 x 1.72)

Three piece suite comprising shower, pedestal wash hand basin and low level W.C, wall mounted boiler, laminate flooring.

#### NB

The vendor has informed Dawsons that there are 2 parking permits with the property.

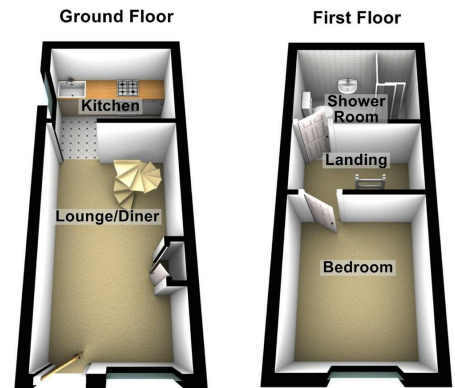
#### Tenure

Freehold

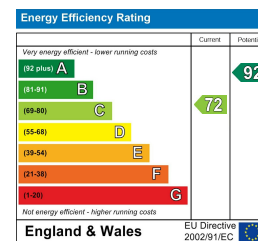
## AREA MAP



## FLOOR PLANS



## EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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