



38 Ffynone Drive

, Swansea, SA1 6DD

Offers Over £175,000



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GENERAL INFORMATION

We are delighted to offer for sale this very deceptively spacious first floor flat with loft conversion situated in a very sought after location in Swansea. This immaculately presented home has an HMO license until 29.04.2023 comprises entrance hall, lounge/dining room, kitchen, four bedrooms two shower rooms and an additional W.C. The property further benefits from gas central heating and uPVC double glazed windows throughout. Externally the property offers lawned gardens to front and rear. There is a patio area perfect for entertaining. The property is conveniently located very close to Swansea City Centre and offers good links to Uplands, Swansea University, Singleton Hospital and Mumbles. The property further benefits from a garage which is accessed just off Ffynone Drive. Viewing is a must to appreciate what this property has to offer. EPC-D.



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

UPVC double glazed entrance door, stairs to first floor.

FIRST FLOOR

LANDING

Stairs to ground floor, feature stain glass window, stairs to second floor.

LOUNGE/DINING ROOM

14'1" x 14'0" MAX (4.28 x 4.26 MAX)

UPVC double glazed window to rear, radiator, double cupboard offering additional storage space.

KITCHEN

9'2" x 7'0" (2.80 x 2.14)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer, tiled flooring, uPVC double glazed window to rear.





SHOWER ROOM

7'8" x 6'6" (2.33 x 1.99)

Fitted with a three piece suite comprising of W.C, wash hand basin, separate shower enclosure, coving to ceiling, ceiling spotlights, tiled flooring, uPVC double glazed window to rear,

BEDROOM 1

12'3" x 10'6" (3.73 x 3.19)

UPVC double glazed window to rear, radiator,

BEDROOM 2

14'0" x 12'8" (4.26 x 3.85)

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

BEDROOM 3

12'8" x 11'9" (3.86 x 3.59)

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



SECOND FLOOR

LANDING.

Stairs to loft conversion, Velux window. Door to under eaves storage cupboard.

SHOWER ROOM

7'4" x 5'7" (2.24 x 1.69)

Fitted with a three piece suite comprising of separate shower enclosure, W.C, wash hand basin, velux window.

W.C

Fitted with a two piece suite comprising of W.C and wash hand basin.

BEDROOM 4

1689'8" x 12'5" (515 x 3.79)

Velux Window, radiator, storage cupboard.

EXTERNAL

The property offers beautiful lawned gardens to front and rear and a paved area perfect to sit and entertain. The property further benefits from a garage which is accessed just off Ffynone Drive.

Tenure

Leasehold

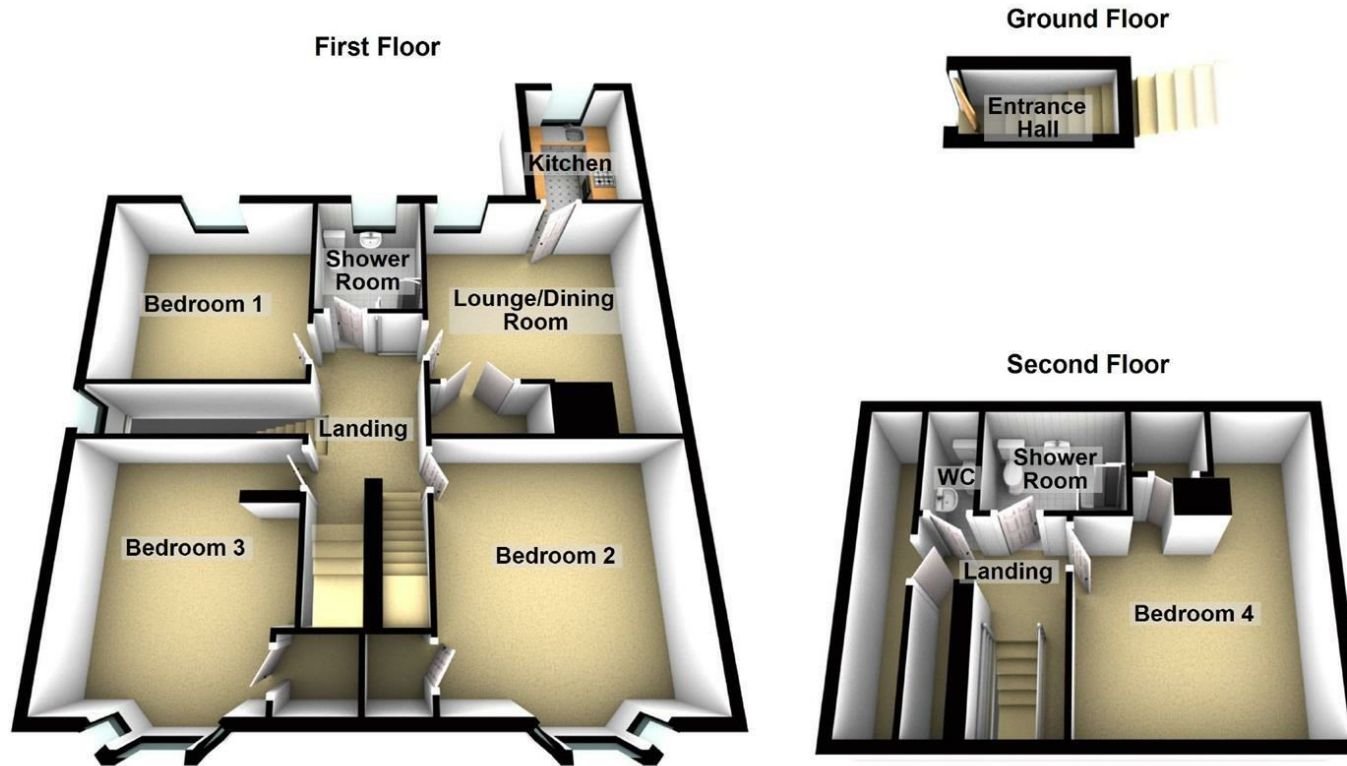
Term 999 years from June 1961.

Ground Rent £50 Per Year.

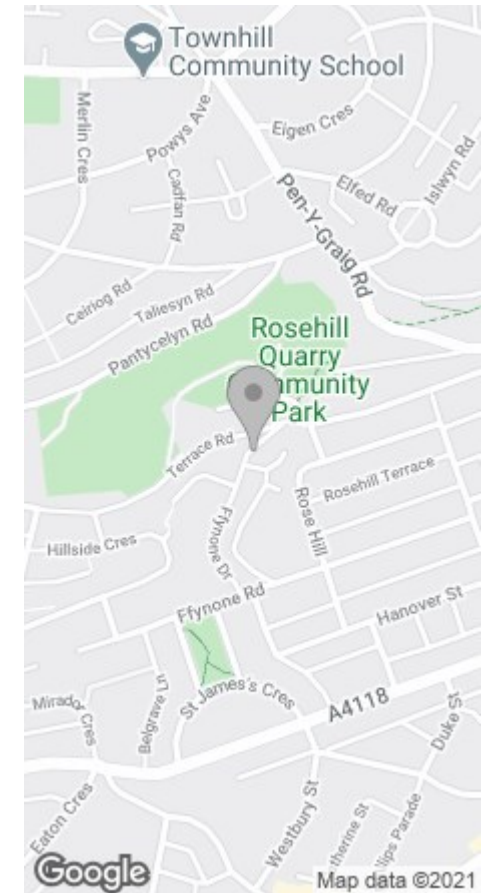
Insurance is payable but varies from year to year.



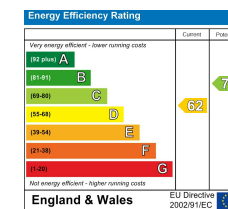
FLOOR PLAN



AREA MAP



EPC



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