



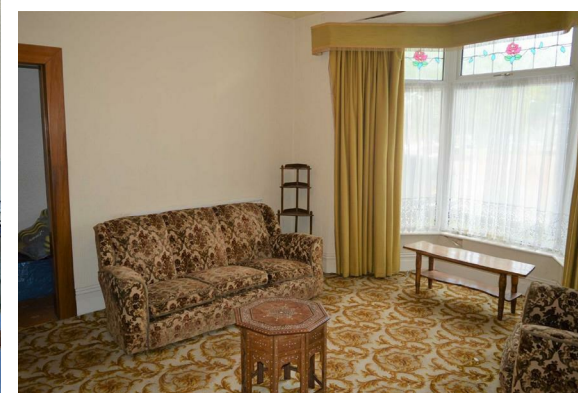
10 St Helens Crescent
St Helens, Swansea, SA1 4NA
Asking Price £180,000

 3  2  3  F

 **Dawsons**
all things property

GENERAL INFORMATION

We are delighted to offer this unique opportunity to purchase this ideal family home in a very sought after location within St Helens, Swansea. This deceptively spacious home requires refurbishment and offers great scope and potential for development throughout. Situated in a very desirable location, the property offers an impressive outlook over the Guild Hall and retains many of the original character features. To the first floor the property comprises of entrance porch, entrance hall, lounge, reception room, shower room, sitting room, kitchen. To the first floor the property offers three bedrooms and family bathroom. The property further benefits from gas central heating. Externally the property offers a low maintenance garden to rear with a double garage accessed via a rear lane. Viewing is highly recommended to appreciate the potential and outlook this property has to offer. EPC-F.



FULL DESCRIPTION

GROUND FLOOR

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Two storage cupboard, coving to ceiling, stairs, door to:

RECEPTION ROOM 1

13'11" x 11'8" (4.23 x 3.56)

UPVC double glazed bay window to front, two radiators.

RECEPTION ROOM 2

11'6" x 11'4" (3.50 x 3.46)

Radiator, door to:

SHOWER ROOM

7'1" x 6'1" (2.16 x 1.85)

Three piece suite comprising shower, wash hand basin and WC, glazed window to rear, obscure glazed window to side, radiator, hardwood door to garden, door to:





SITTING ROOM

14'10" x 9'11" (4.52 x 3.02)

UPVC double glazed window to side, fireplace, radiator, door to:

KITCHEN

10'4" x 9'11" (3.15 x 3.02)

Fitted with a range of with worktop space over base units, stainless steel sink with single drainer, space for fridge/freezer, washing machine and cooker, window to side, uPVC double glazed window to rear, uPVC double glazed door to garden, door to:

FIRST FLOOR

LANDING

Open plan to Inner Hallway, door to:

BEDROOM 1

17'6" x 12'2" (5.33 x 3.72)

Two uPVC double glazed windows to front, radiator.

BEDROOM 2

11'11" x 11'4" (3.64 x 3.45)

UPVC double glazed window to rear.

BATHROOM

Fitted with three piece suite comprising bath, wash hand basin and WC, two obscure double glazed windows to side, window to front, Storage cupboard, radiator, vinyl flooring, door to:

INNER HALLWAY

Door to:

BEDROOM 3

7'0" x 6'0" (2.13 x 1.82)

UPVC double glazed window to rear.

EXTERNAL

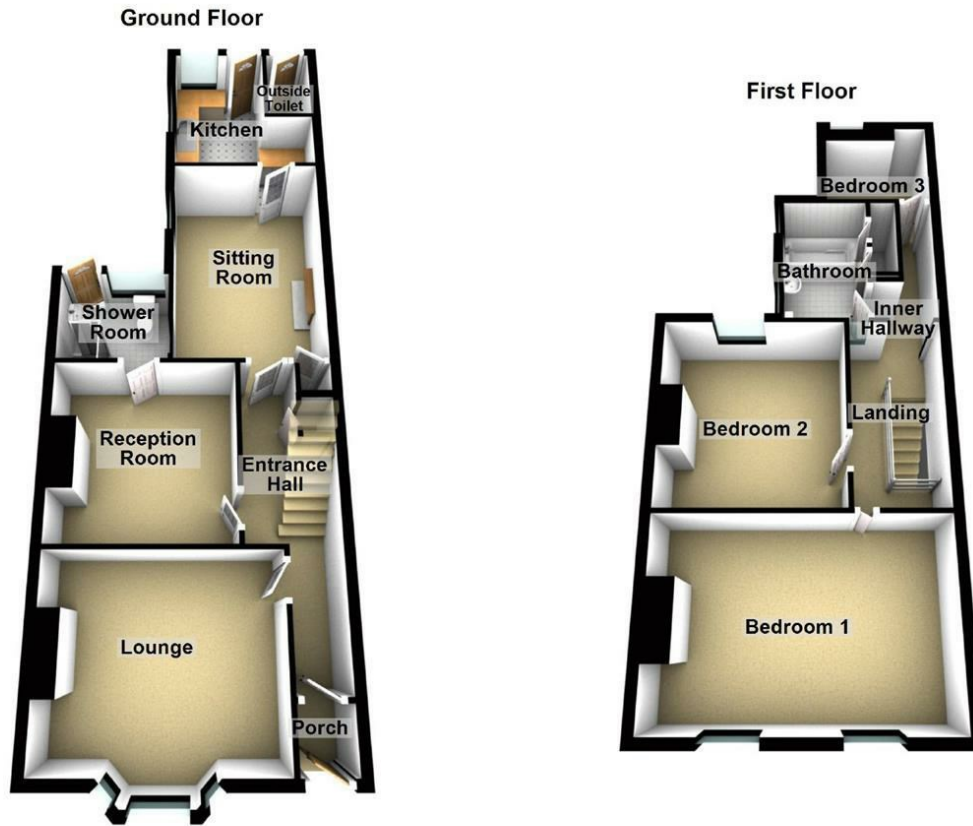
Steps leading to front door with small forecourt. To the rear the property offers a low maintenance garden to rear with a double garage accessed via a rear lane.

Tenure

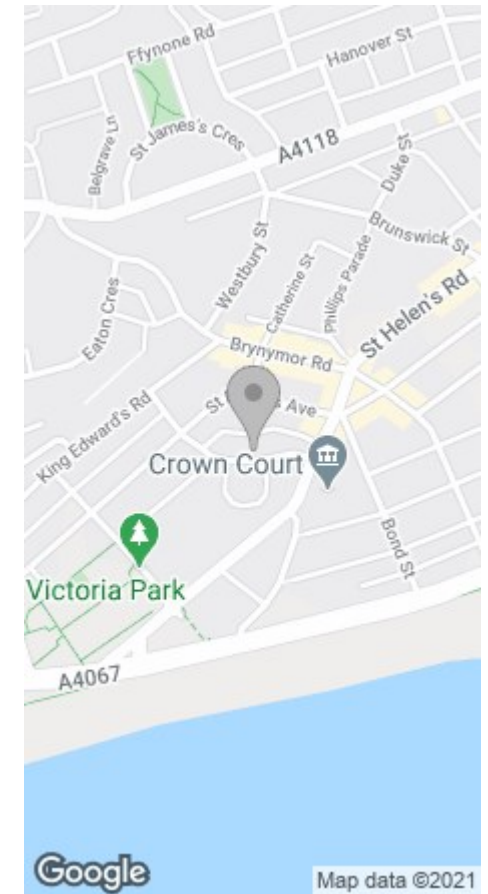
Freehold



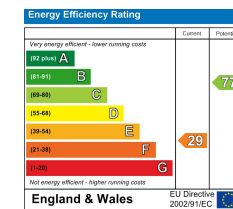
FLOOR PLAN



AREA MAP



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.

11 Walter Road, Swansea, SA1 5NF
 T 01792 646060 E sw@dawsonsproperty.co.uk
 W dawsonsproperty.co.uk

