



15 Symmons Street

, Swansea, SA1 6FT

Asking Price £75,000



Mid terrace property comprising lounge with sliding door through to dining room and fitted kitchen on the ground floor. On the first floor there are two bedrooms and a bathroom. The external offers an enclosed garden laid to patio and steps leading down to a lawned area. The property benefits from gas central heating and uPVC double glazing and is set in a convenient location within easy access of the City Centre. ideal First Time Buy or Investment purchase. EPC - D.



FULL DESCRIPTION

Ground Floor

Porch

uPVC double glazed entrance door, tiled flooring, door to:

Entrance Hall

8'4" x 3'3" (2.55m x 0.99m)

Radiator, stairs to first floor, doors to:

Lounge

9'11" x 11'10" (3.03m x 3.61m)

UPVC double glazed window to front, radiator, alcoves, sliding door to:

Dining Room

10'8" x 14'10" (3.24m x 4.51m)

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

Kitchen

8'8" x 7'8" (2.63m x 2.34m)

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

First Floor

Landing

Storage cupboard, doors to:

Bedroom 1

9'9" x 13'8" (2.97m x 4.16m)

UPVC double glazed window to front, radiator, coving to ceiling.

Bedroom 2

10'6" x 8'1" (3.20m x 2.47m)

UPVC double glazed window to rear, radiator, coving to ceiling.

Bathroom

Four piece suite comprising panelled bath, shower cubicle, pedestal wash hand basin and low level WC, cupboard housing wall mounted boiler, radiator, uPVC obscure double glazed window to rear.

Externally

Enclosed garden with patio area to rear with steps leading down to a lawned area.

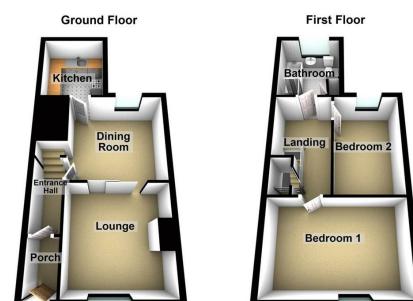
Tenure

Freehold

AREA MAP



FLOOR PLANS



EPC

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Current: 65 Potential: 86

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