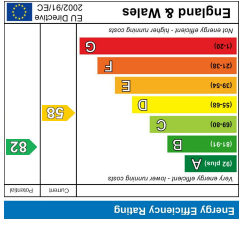
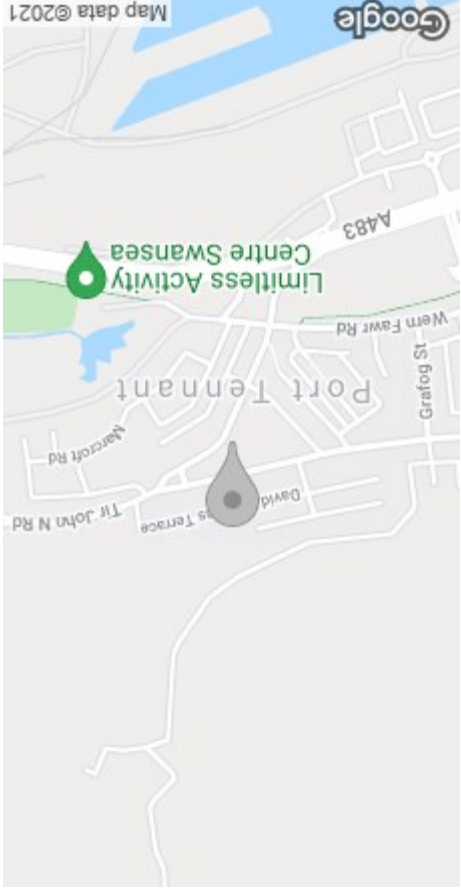


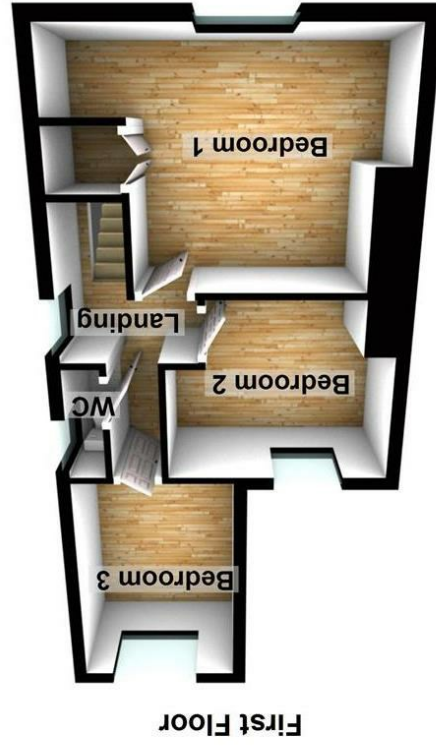
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



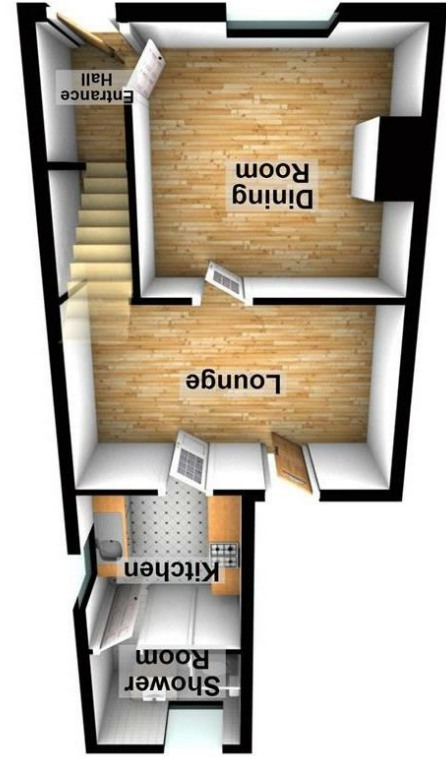
EPC



AREA MAP



First Floor



Ground Floor

FLOOR PLAN



53 Wern Terrace  
 Port Tennant, Swansea, SA1 8NU  
 Offers Over £140,000





## GENERAL INFORMATION

Dawsons are delighted to offer for sale this wonderfully presented and extended home situated in a very sought after and popular location within Port Tennant. This ideal first time buy or family home comprises of entrance hall, dining room, lounge, kitchen, shower room, three bedrooms and separate W.C Further benefits include gas combination central heating and uPVC double glazed windows throughout. Externally, this semi detached property offers a low maintenance garden to front offering an area perfect to sit and entertain and a very generously sized garden to rear offering lawned area's and gated side access. The property is conveniently located close to Swansea City Centre and provides good transport links to M4 Motorway Via Fabian Way, Swansea Universities Bay Campus, SA1 Waterfront and local schools. Viewing is highly recommended to appreciate what this property has to offer. EPC-D.

## FULL DESCRIPTION

### Ground Floor

#### Entrance Hallway

2'7" x 3'3" (0.80m x 0.98m)  
UPVC entrance door, Stair to first floor, doors to:

#### Dining Room

10'8" x 11'6" (3.25m x 3.50m)  
UPVC double glazed window to front, alcove, radiator, wooden flooring, door to:

#### Lounge

9'0" x 15'4" (2.74m x 4.68m)  
Glass panel door to rear, radiator, wooden flooring, coving to ceiling, storage cupboard.



### Kitchen

9'1" x 7'11" (2.76m x 2.42m)  
Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, cooker point, plumbing for washing machine, space for fridge/freezer, wall mounted concealed gas combination boiler, splash back tiles, vinyl flooring, uPVC double glazed window to side, door to:

### Shower Room

Three piece suite comprising shower cubicle, vanity wash hand basin and low level W.C, heated towel rail, tiled walls and flooring, under floor heating, uPVC double glazed window to rear.

### First Floor

#### Landing

UPVC double glazed window to side, door to:

#### Bedroom 1

10'8" x 11'7" (3.25m x 3.53m)  
UPVC double glazed window to front, radiator, storage cupboard.

#### Bedroom 2

8'9" x 10'4" (2.67m x 3.15m)  
UPVC double glazed window to rear, radiator.

#### Bedroom 3

11'6" x 8'2" (3.51m x 2.49m)  
UPVC double glazed window to rear, radiator.

### WC

Window to side, WC, vinyl flooring.

### External

Low maintenance garden to front offering an area perfect to sit and entertain and a very generously sized garden to rear offering lawned area's and gated side access.

**Tenure**  
Freehold.