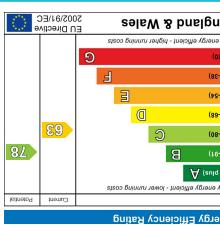
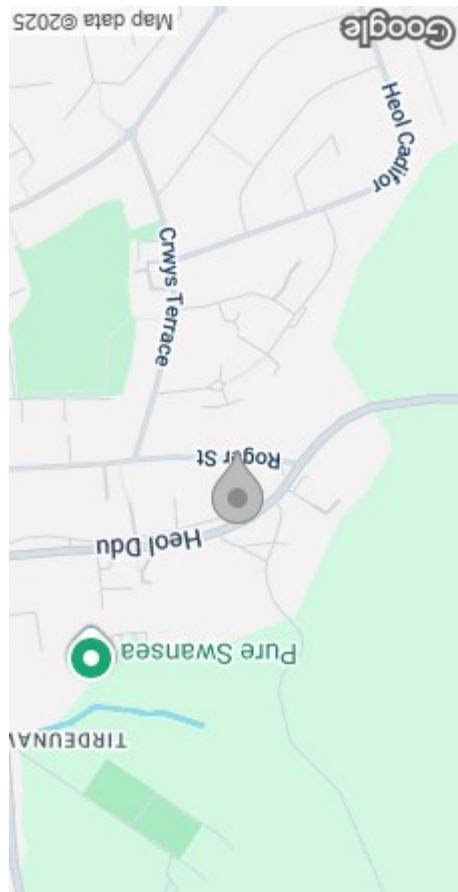


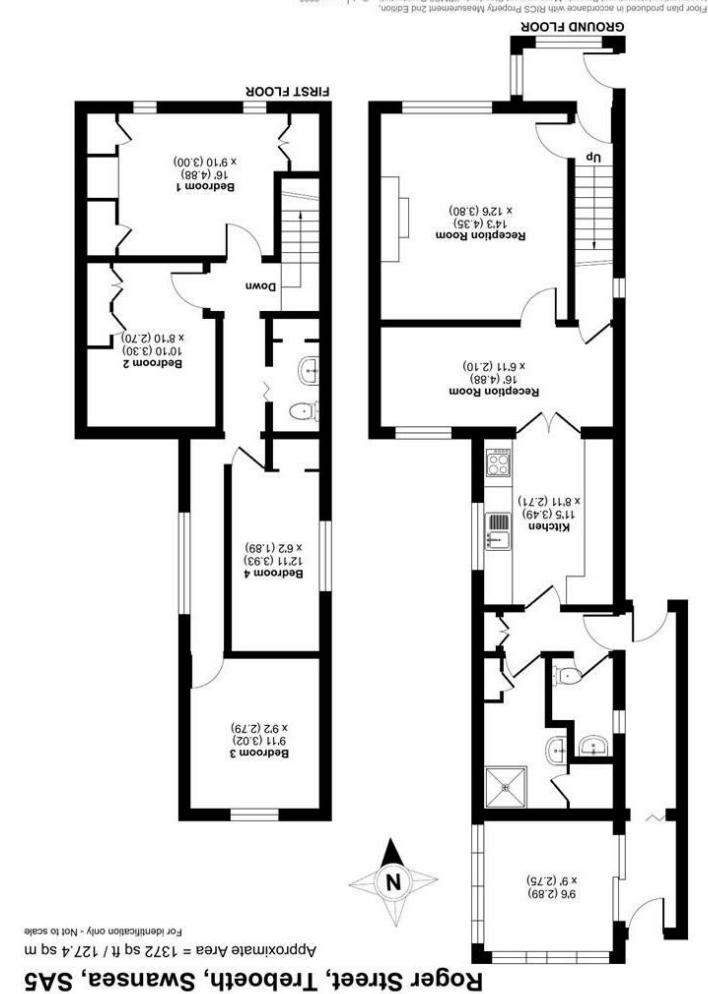
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



89 Roger Street

Treboeth, Swansea, SA5 9AR

Offers In The Region Of £160,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

We are delighted to offer for sale this semi detached property situated in the popular location Treboeth, Swansea. This property comprises entrance porch, hallway, two reception rooms, kitchen, inner hallway, shower room, w.c and conservatory to the ground floor. To the first floor there are four bedrooms a W.C.

Externally the property offers off road parking to front and an enclosed rear garden.

This property is conveniently located to local amenities, schools and provides excellent transport links to Swansea City Centre, Morfa Retail Park and Swansea.com Stadium.

In need of updating. Viewing is highly recommended to appreciate the potential this accommodation has to offer.



FULL DESCRIPTION

Ground Floor

Entrance Porch

Hallway

Reception 1

14'3" x 12'5" (4.35m x 3.80m)

Reception 2

16'0" x 6'10" (4.88m x 2.10m)

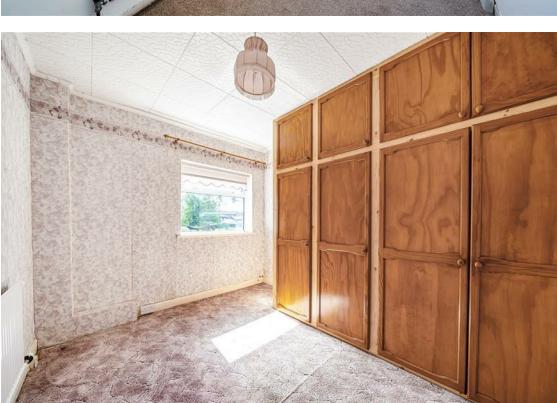
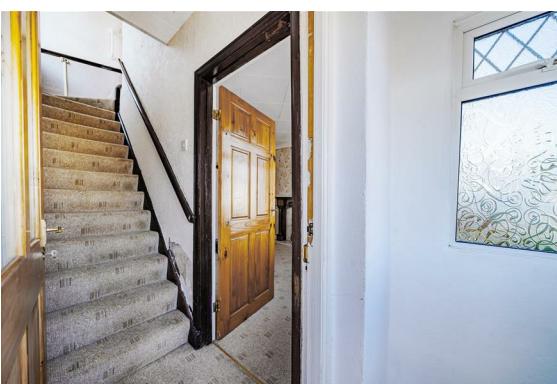
Kitchen

11'5" x 8'10" (3.49m x 2.71m)

Inner Hallway

Shower Room

Separate W.C



Conservatory

9'5" x 9'0" (2.89m x 2.75m)

First Floor

Landing

Bedroom 1

16'0" x 9'10" (4.89m x 3.00m)

Bedroom 2

10'9" x 8'10" (3.30m x 2.70m)

Bedroom 3

9'10" x 9'1" (3.02m x 2.79m)

Bedroom 4

12'10" x 6'2" (3.93m x 1.89m)

W.C

External

Off Road Parking to Front

Enclosed Rear Garden

Tenure - Freehold

Please note the vendor has informed us the property is Freehold

Council Tax Band - C

Services

Mains Gas & Electric
Mains Sewerage
Water - Billed

"You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability."

