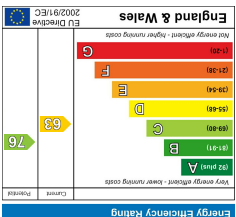


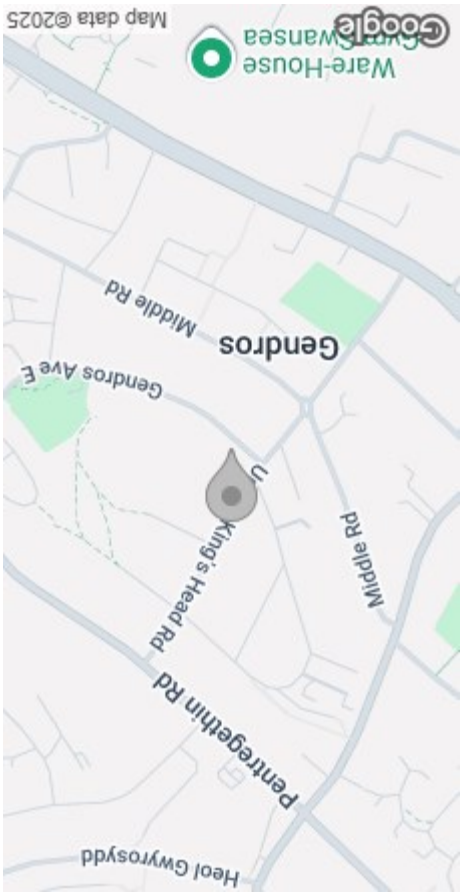


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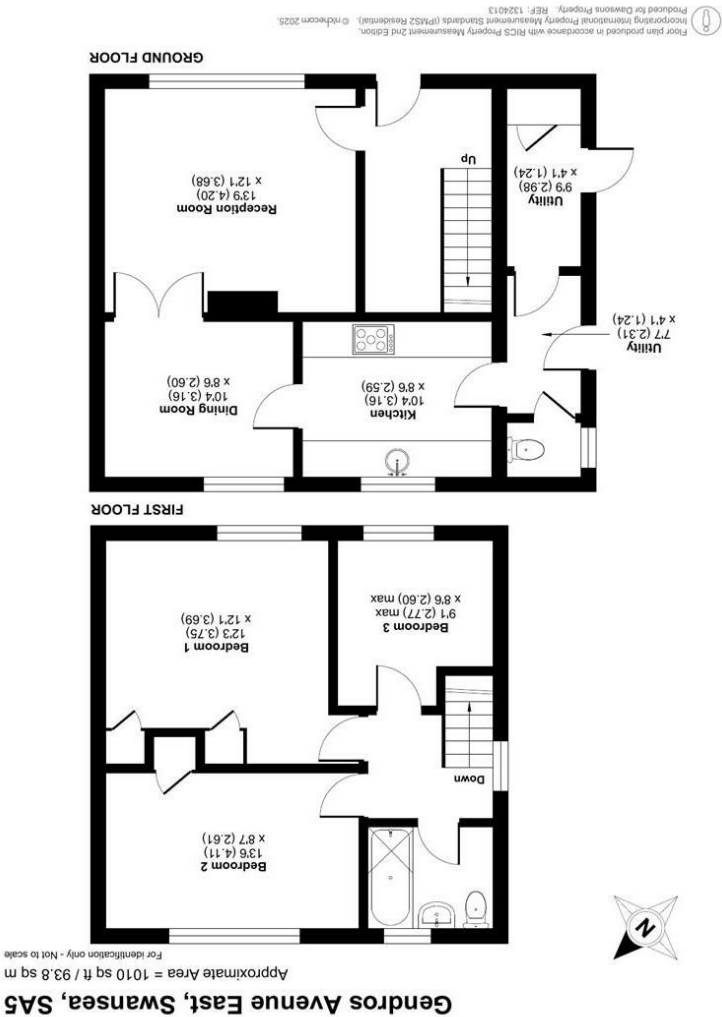
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



FLOOR PLAN



6 Gendros Avenue East
Gendros, Swansea, SA5 8DE
Asking Price £100,000



GENERAL INFORMATION

CASH BUYERS ONLY- Dawsons are pleased to present for sale this semi-detached property, ideally located in the popular area of Gendros, Swansea.

The accommodation comprises an entrance hallway, two reception rooms, kitchen, ground floor w.c., and two utility rooms. To the first floor, there are three bedrooms and a bathroom.

Externally, the property benefits from a front garden with driveway, a rear garden providing outdoor space, and side pedestrian access.

Please note, the property is of non-standard steel frame construction, which may affect mortgage lending—interested parties are advised to make the necessary financial enquiries.

Conveniently situated close to Swansea City Centre, Morfa Retail Park, the Swansea.com Stadium, and a range of local schools and amenities, this home offers excellent potential.

Viewing is highly recommended to appreciate the opportunity on offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room
13'9" x 12'0" (4.20m x 3.68m)

Dining Room
10'4" x 8'6" (3.16m x 2.60m)

Kitchen
10'4" x 8'5" (3.16m x 2.59m)

Utility1
7'6" x 4'0" (2.31m x 1.24m)

W.C

Utility 2
9'9" x 4'0" (2.98m x 1.24)



First Floor

Landing

Bedroom 1
12'3" x 12'1" (3.75m x 3.69m)

Bedroom 2
13'5" x 8'6" (4.11m x 2.61m)

Bedroom 3
9'1" (max) x 8'6" (max) (2.77m (max) x 2.60m (max))

Bathroom

External

Front Garden & Driveway

Side Pedestrian Access

Garden to Rear

Tenure - Freehold

Council Tax Band - B

EPC-D

Services

Mains Gas & Electric
Mains Sewerage

Water - Metered

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.

N.B

The property is of non-traditional construction. The materials used are (steel framed). Buyers must seek advice from a qualified surveyor, as well as additional advice regarding mortgage and insurance availability

