



Heol Will George, Waunarlwydd, Swansea, SA5 4RS
£147,500

A well presented three bedroom semi-detached home. Nestled at the bottom of a quiet cul-de-sac location the property enjoys a pleasant outlook to the side and rear. The internal accommodation includes entrance hallway, lounge, modern kitchen/dining room to the ground floor. To the first floor there is family bathroom and all three bedrooms. Externally there is a good range of off-road parking available with garage. Front garden laid in pea-gravel with side access to enclosed rear garden with patio area and convenient placed decking area perfect for summer evenings.

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Entrance Hallway

Accessed via uPVC double glazed frosted door to the front. The hallway provides access to the lounge, kitchen/dining room and staircase access to the first floor. Radiator, wood-effect flooring and textured ceiling.

Lounge 4.18m max x 3.35m max (13'9" max x 11'0" max)

UPVC double glazed bay window to the front, feature focal fireplace with gas fire, wood-effect flooring and textured ceiling.

Kitchen 5.21m max x 3.02m max (17'1" max x 9'11" max)

UPVC double glazed French doors to the rear, along with uPVC double glazed window to the rear. A range of wall mounted and base units, together with a complementary work surface, space for cooker, overhead extractor, single bowl with drainer and mixer tap. There is a breakfast bar area with wine rack and a range of fitted storage. Radiator, wood-effect flooring and textured ceiling with coving.

FIRST FLOOR

Landing

Stair case access from ground floor. Access to all three bedrooms, shower room and storage housing combi boiler. Fitted carpet and textured ceiling.

Bedroom 1 3.63m min to wardrobes x 2.89m (11'11" min to wardrobes x 9'6")

UPVC double glazed window to the front, fitted wardrobes, radiator, fitted carpet and textured ceiling.

Bedroom 2 3.02m x 2.68m (9'11" x 8'10")

UPVC double glazed window to the front, radiator, fitted carpet and textured ceiling.

Bedroom 3 2.37m x 2.31m (7'9" x 7'7")

UPVC double glazed window to the front, radiator, fitted carpet and textured ceiling.

Shower Room

UPVC double glazed frosted window to rear. Three piece suite comprising WC with hidden cistern, shower enclosure, wash-hand basin with surround storage and work surface, glitter-effect tiled flooring and plain plastered ceiling with spotlights.

EXTERNALLY

Front garden laid in gravel, with side access to off road parking and garage. Access to a private enclosed rear garden with a decking area, perfect for summer entertainment.

DIRECTIONS

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: To be confirmed

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 298 014

