



Clas Y Bedw, Waunarlwydd, Swansea, SA5 4TN  
£79,995

Offered for sale this deceptively spacious two bedroom end-terrace home in the this cul-de-sac location of Waunarlyydd. Within walking distance from local primary schools and amenities. The property comprises; entrance hall, cloak room, kitchen and lounge/dining room to the ground floor and two double bedrooms and bathroom to the first floor. The property also benefits from gas central heating and double glazing. This is an ideal first time home or an investment opportunity and internal viewing comes recommended to appreciate the size of the property.

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## GROUND FLOOR

### Entrance Hallway

UPVC double glazed door, textured ceiling and coving, wall mounted gas heater, radiator, door to storage cupboard, door to cloak room, access to:

### Kitchen 3.17m max x 2.87m max (10'5" max x 9'5" max)

Equipped with a range of matching wall and base units, together with a complementary work surface. Single sink unit and drainer with mixer tap. Space for washing machine, fridge freezer, and cooker oven with fitted extractor fan above. Skimmed ceiling and

coving, uPVC double glazed window to front.

### Lounge/Diner 4.84m max 4.80m max (15'11" max 15'9" max)

Textured ceiling and coving, uPVC double glazed back door and window to rear, gas fire, two radiators, fitted carpet.

## FIRST FLOOR

### Landing

Textured ceiling and coving, door to large storage cupboard which house loft access, access to:

### Bedroom 1 4.80m x 2.92 (15'9" x 9'7")

Texture ceiling and coving, two uPVC double glazed windows to rear, radiator, fitted carpet.

### Bedroom 2 2.60m x 3.85m (8'6" x 12'8")

Textured ceiling and coving, uPVC double glazed window to front, radiator, door to storage cupboard that houses a combination boiler, fitted carpet.

### Bathroom

Three piece suite comprising W/C, wash hand basin and easy access shower. Partially tiled, radiator and laminate flooring.

## EXTERNALLY

To front - low maintenance stone chipping garden, door to storage space on front exterior wall, side access gate to left of property.

To rear - Low maintenance rear garden, patio area step up to stone chipping area, garden shed.

## DIRECTIONS

From our Killay Office proceed along Gower Road in the Dunvant direction at the mini roundabout bear right into Goetre Fawr Road and proceed along Goetre Fawr Road into Dunvant Road and continue down to Dunvant Square at the mini roundabout take the exit off on the right and proceed straight ahead into Walters Row and continue into Gowerton, enter Gowerton via Cecil Road, proceed along Cecil Road to the main road junction with the car sales opposite then turn right and continue along Sterry Road through Gowerton straight ahead at the traffic lights and continue towards Waunarlyydd. Proceed along Gorwydd Road straight on, pass the petrol station on your right and continue across the mini roundabout on to Victoria Road, continue through the village of Waunarlyydd. Take the left hand turn after the Grill House Restaurant in to Cwm Clyd, then take a left hand turn and a left had turn again, follow the road round into the shared car park. And the property can be found on your right hand side at the top end.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC RATING:** D

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

