



Heol Cleddau, Waunarlwydd, Swansea, SA5 4QF
£189,950

Chain Free - Presented to the market is a detached chalet style property offering 3/4 bedrooms and is set on a quiet road just off Brithwen Road. The accommodation is set on two floors with the ground floor offering: Side Entrance Hallway, good size Lounge, Dining Room, fitted kitchen, bathroom. Off the first floor landing are 3 bedrooms. Driveway leading up to a garage and grass garden to the front. To the rear the garden has a level patio seating area flowing onto grass lawn with wood bark at the rear, also a decked seating area. Internal viewing is essential.

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GROUND FLOOR

Side Entrance Hallway

UPVC double glazed entrance door, stairs to 1st floor landing, laminate flooring, radiator, access to lounge, dining room bathroom, kitchen and airing cupboard.

Lounge 6.08m x 3.60m (19'11" x 11'10")

UPVC double glazed windows to front and side, laminate flooring, two radiators.

Dining Room 3.40m x 2.21m (11'2" x 7'3")

UPVC double glazed window to side, radiator, laminate flooring.

Kitchen 3.34m x 2.69m (10'11" x 8'10")

Window to utility, tiled flooring, radiator. The kitchen is fitted with a range of matching wall and base units along with complimentary work surface, integrated fan oven and grill with four ring gas hob and extractor fan above, plumbed for washing machine. Leads to:

Utility

UPVC double glazed entrance door to rear garden UPVC windows to rear and side, UPVC entrance door to side

driveway, tiled flooring, plumbing for washing machine, Space for fridge freezer.

Bathroom

UPVC double glazed obscured window to rear, W/C, pedestal wash hand basin, panelled bath with shower over, vinyl flooring.

FIRST FLOOR

Landing

Fitted carpet and access to three bedrooms.

Bedroom 1 3.67m x 2.99m (12'0" x 9'10")

UPVC double glazed window to front, fitted carpet, radiator, fitted wardrobes, storage to eaves, loft access, door to ensuite.

En Suite

WC, pedestal wash hand basin, laminate flooring.

Bedroom 2 3.40m x 3.00m (9'10" 131'3" x 9'10")

UPVC double glazed window to rear, radiator, fitted carpet, fitted wardrobes, storage to eaves, loft access.

Bedroom 3 3.10m x 1.86m (10'2" x 6'1")

UPVC double glazed window to side, radiator, fitted carpet

EXTERNALLY

Driveway leading up to a garage and grass garden to the front. To the rear the garden is a level patio seating area flowing onto grass lawn with wood bark at the rear also a decked seating area

DIRECTIONS

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
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