





Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central healing bollers which are included in the sale.





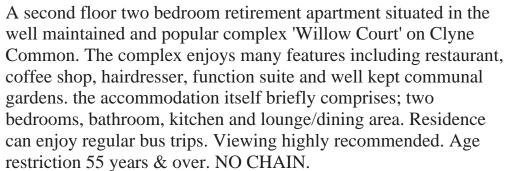


24 WILLOW COURT, CLYNE COMMON, SWANSEA, ASKING PRICE £109,950









## Entrance

Enter via wooden door into:

### Hallway

Door to storage cupboard housing tank. Electric storage heater. Plain plastered ceiling. Doors to:

#### **Shower Room**

Three piece suite comprising low level W.C, pedestal wash hand basin and walk in shower cubicle with glass enclosure. Chrome towel heater. Fully tiled walls. Plain plastered ceiling with extractor fan.

## Lounge/Dining Area 21'0 x 11'0 (6.40m x 3.35m)

Double glazed window to rear providing plenty of natural light into this spacious room, creating a bright and airy feel. Space to accommodate large dining table. Electric storage heater. Plain plastered ceiling. Open to:

## Kitchen 7'0 x 6'0 (2.13m x 1.83m)

Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Integrated appliances include, fridge/freezer, washer/dryer, eye level oven and four ring halogen hob with extractor above. Tiled splash back. Plain plastered ceiling.

## Bedroom One 12'0 x 11'0 (3.66m x 3.35m)

Double glazed window to rear. Electric storage heater. Plain



plastered ceiling.

## Bedroom Two 11'0 x 7'0 (3.35m x 2.13m)

Double glazed window to rear. Electric storage heater. Plain plastered ceiling.

### **External**

Benefitting from well maintained communal gardens with allocated parking.

# **DIRECTIONS**

**TENURE:** Leasehold

125 year lease from 11/10/04. Ground Rent: £200 p.a Service Charge: £3,288.24 p.a

### **COUNCIL TAX:** E

**EPC RATING:** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

