



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



130 PLUNCH LANE, LIMESLADE, SWANSEA,
OFFERS IN THE REGION OF £259,950



A modern end of terrace family home situated in the highly desirable area of Limeslade, just a short walk away from Bracelet Bay & Castellamare Restaurant. The property itself comprises; entrance hallway, cloakroom, lounge and modern fitted kitchen to the ground floor. To the first floor are three bedrooms, one with en-suite and a family bathroom. The property benefits from an enclosed rear garden, single garage, gas central heating and double glazing. Viewing highly recommended.

Entrance

Enter via double glazed front door into:

Hallway

Wood flooring. Radiator. Doors to cloakroom and lounge. Stairs to first floor.

Cloakroom

Comprising wash hand basin with uPVC splash back and low level WC. Double glazed frosted glass window to side. Tiled flooring. Radiator. Wall mounted fuse box.

Kitchen 11'00 x 8'10 (3.35m x 2.69m)

Double glazed window to front. Spotlights to ceiling. Fitted with a range of wall and base and drawer units with complementary work surface over incorporating sink and drainer unit with mixer tap. Breakfast bar. Built in 'Bosch' gas hob and 'Bosch' electric oven with extractor hood over. Built in fridge/freezer. Integrated dishwasher. Space for washing machine. Wall mounted 'Ideal' central heating boiler. Splash back tiling. Radiator.

Lounge 15'07 x 14'06 (4.75m x 4.42m)

Wood flooring. UPVC double glazed window to rear. UPVC double glazed patio doors leading out onto the garden. Under stairs storage cupboard. Two radiators. Fire surround with marble hearth.

First Floor

Landing

Frosted glass window to side. Access to attic. Storage cupboard housing hot water tank.

Bedroom One 11'00 x 9'01 (3.35m x 2.77m)

Double glazed window to front. Built in wardrobes with shelving and



hanging space. Radiator. Door to:

En-suite

Suite comprising wash hand basin with splash back tiling, WC and glass shower enclosure with mains powered shower. Radiator. Shaver point.

Bedroom Two 10'03 x 8'02 (3.12m x 2.49m)

Double glazed window to rear. Radiator.

Bedroom Three 7'02 x 7'01 (2.18m x 2.16m)

Double glazed window to rear. Radiator.

Bathroom

Frosted double glazed window to front. Tiled flooring. Wall mounted heated towel rail. Suite comprising panelled bath with mains powered shower over, wash hand basin and WC. Splash back tiling. Shaver point.

External

Front

Steps leading to enclosed paved forecourt.

Rear

Patio area. Steps leading to further patio area bordered with decorative chippings. Fencing. Side access. Steps leading to garage.

DIRECTIONS

From our Mumbles Branch, continue down Newton Road to the mini roundabout. Turn right and continue along main road. Pass the Pier and the Big Apple. Continue to Fortes Ice Cream parlour. Turn right onto Plunch Lane and the property is situated on the left hand side.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: C

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

