

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.



20 SEALANDS DRIVE, LIMESLADE, SWANSEA,
OFFERS IN THE REGION OF £139,000



An opportunity to purchase a delightful, two bedroom semi detached holiday chalet. Moments away from Bracelet Bay, cliff walks and the promenade into Mumbles village with its wealth of shops, bars, boutiques and restaurants. The accommodation itself briefly comprises: lounge open to kitchen/breakfast bar area, modern fitted shower room and two bedrooms - one of which has patio doors leading onto rear decked area. Additional benefits include off road parking to the front. Viewing is highly recommended to appreciate standard of accommodation and location on offer. No chain.

Entrance

Enter via front door into:

Porch

Wall mounted consumer unit. Wood effect flooring. Open to:

Open Plan Lounge/Kitchen 23'4 x 10'0 (7.11m x 3.05m)

Lounge

Double glazed window to front providing plenty of natural light, creating a bright and airy feel. Electric storage heater. Wood effect flooring. Plain plastered and coved ceiling. Open to:

Kitchen

Double glazed window to front. 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. A matching breakfast bar with storage below provides an organic divide between kitchen and lounge. Tiled splash back. Integrated appliances include oven with four ring electric hob over and chimney style extractor hood above. Space for washing machine. Wood effect flooring continued from lounge. Door to:

Hallway

Wood effect flooring. Double glazed frosted door to side with further door to:



Shower Room 6'5 x 5'1 (1.96m x 1.55m)

Double glazed frosted window to rear. Three piece suite comprising low level W.C, pedestal wash hand basin and walk in shower cubicle with glass enclosure. Part tiled walls and tiled flooring.

Bedroom One 9'9 x 7'6 (2.97m x 2.29m)

Double glazed window to rear. Double fitted wardrobes. Wood effect flooring. Plain plastered ceiling.

Bedroom Two 9'8 x 7'9 (2.95m x 2.36m)

Double glazed patio doors leading out to a decked terrace. Double fitted wardrobes. Access to attic via hatch. Wood effect flooring. Plain plastered ceiling.

Externally

The property benefits from off road parking to front and decked patio terrace to rear offering the perfect setting to sit and relax.

DIRECTIONS

Sat Nav - 20 Sealands Drive, SA3 4JU

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: D

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

