



Dawsons

estate agents



Rhudd-Lan, Heol Y Cnap, Treboeth, Swansea, SA5 9DD

- TRADITIONAL END TERRACE
- THREE BEDROOMS
- FULLY FITTED 'MAPLE' KITCHEN
- FOUR PIECE BATHROOM SUITE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- FREEHOLD. NO CHAIN



Offers Over £95,000

135 Woodfield Street, Morriston, SA6 8AL
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PORCH

UPVC double glazed 'Oak effect' door to front. Tiled walls. Wood effect laminate floor.

HALLWAY

Radiator. Wood effect laminate floor. Stairs to first floor.

LOUNGE/DINER 22'08 x 13'0 (6.91m x 3.96m)

UPVC double glazed windows to front and rear. Two radiators. Two telephone points. Wood effect laminate floor.

KITCHEN 9'05 x 9'02 (2.87m x 2.79m)

Fitted with a range of 'Maple' wall and base units with worktop surfaces over, incorporating one and a half bowl sink and drainer with mixer tap over. Ceramic hob with extractor hood over and electric double oven. Understairs pantry. Radiator. Plumbed for washing machine (washing machine and tumble dryer to remain). Housing space for fridge freezer. Integrated dishwasher. Tiled walls. UPVC double glazed door and window to side.

FIRST FLOOR

LANDING

Loft access. Telephone point. Two TV points. Radiator.

BATHROOM 9'05 x 9'04 (2.87m x 2.84m)

Four piece White suite comprising low level w.c., pedestal wash hand basin, corner bath and corner shower. Radiator. Chrome Heated towel rail. Tiled walls and tiled floor. UPVC double glazed window to rear.

BEDROOM ONE 12'10 x 9'01 (to wardrobes) (3.91m x 2.77m (to wardrobes))

UPVC double glazed window to rear. Radiator. TV point. Fitted mirrored wardrobes. Wood effect laminate floor.

BEDROOM TWO 10'07 x 10'06 (3.23m x 3.20m)

UPVC double glazed window to front. Radiator. Wood effect laminate floor.

BEDROOM THREE 10'08 x 5'11 (3.25m x 1.80m)

UPVC double glazed window to front. Radiator.

DIRECTIONS

From our Morriston office take a left turn at the lights onto Pentrepoeth Road, at the mini roundabout turn left onto Vicarage Road, then continue onto Parry Road. Travel straight on to Mynydd Garnlwydd Road. At the traffic lights turn left onto Llangyfelach Road.

Turn left just after The Fords Club into Heol Gerrig. Proceed through the first cross junction and at the next cross junction proceed ahead onto Heol Y Cnap. The property can be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: F

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 700 777

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morriston, Gorseinon & Llanelli

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 heating boilers which are included in the sale.

