



22 Pen Y Wern Road, Clydach, Swansea, SA6 5HD

* REDUCED FOR QUICK SALE *

ENJOYING A GOOD SIZE LEVEL ENCLOSED REAR GARDEN A DECEPTIVE THREE DOUBLE BEDROOM DOUBLE FRONTED DETACHED HOME IN THE POPULAR VILLAGE OF CLYDACH. THE PROPERTY HAS THREE RECEPTION ROOMS PLUS SUN ROOM, 'L' SHAPED KITCHEN, UTILITY ROOM, GROUND FLOOR CLOAKROOM, FIRST FLOOR BATHROOM, GAS COMBINATION HEATING, UPVC DOUBLE GLAZING. EXTERNALLY THE PROPERTY HAS A DRIVEWAY AND GARAGE. FREEHOLD.

VIEWING ESSENTIAL TO APPRECIATE.

Asking Price £159,950

135 Woodfield Street, Morriston, SA6 8AL
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ENTRANCE HALL

UPVC double glazed door to front. Stairs to first floor.

SITTING ROOM 11'01 x 10'0 (3.38m x 3.05m)

UPVC double glazed window to front. Radiator. Laminate flooring.

LOUNGE 16'05 x 10'02 (5.00m x 3.10m)

UPVC double glazed window to front. Double radiator. Fireplace with surround and marble inset and hearth. Alcove shelving.

INNER HALL

Understairs cupboard.

CLOAKROOM

White two piece suite comprising low level w.c., and wash hand basin. Double radiator. Wall tiling. UPVC double glazed window to rear.

LIVING ROOM 13'0 x 13'0 (3.96m x 3.96m)

UPVC double glazed window to side. UPVC double glazed door to side. Double radiator. Fireplace with surround and marble hearth.

KITCHEN ('L SHAPED') 21'04 (max) x 17'0 (max) (6.50m (max) x 5.18m (max))

Fitted with a range of 'White' base units incorporating stainless steel one and a half bowl sink unit and drainer with mixer taps. Built-in Ceramic hob, electric oven and extractor chimney. Cupboard housing wall mounted gas combination heating boiler. Three UPVC double glazed windows to rear. Radiator.

UTILITY ROOM 9'02 x 8'06 (2.79m x 2.59m)

Fitted wall and base units incorporating stainless steel single drainer sink unit with mixer tap over. Plumbing for washing machine. Double radiator. UPVC double glazed door to garden. Window to side. Door to

SUN ROOM 19'0 x 9'04 (5.79m x 2.84m)

Two UPVC double glazed windows to side and a further UPVC double glazed window to other side. Double radiator. UPVC double glazed French doors to rear.

FIRST FLOOR

LANDING

BEDROOM ONE 15'04 x 10'02 (max) 7'03 min (4.67m x 3.10m (max) 2.21m min)

UPVC double glazed window to front. Radiator.

BEDROOM TWO 15'0 x 8'0 (4.57m x 2.44m)

UPVC double glazed window to front. Stripped floorboards.

BEDROOM THREE 13'0 x 13'0 (3.96m x 3.96m)

UPVC double glazed window to side. Double radiator.

BATHROOM 8'0 x 7'0 (2.44m x 2.13m)

White three piece suite comprising low level w.c., wash hand basin and bath with shower over and modesty curtain rail. Wall tiling. Radiator. UPVC double glazed window to front.

EXTERNAL

Front forecourt, driveway and garage. Side pedestrian access leading to good size level enclosed rear garden with patio area, lawned areas, flower beds, shrubs and trees. Further patio area. External tap and lighting. External stores.

DIRECTIONS

From Junction 45 at Ynysforgan follow the signs for Pontardawe along the A4607. At the roundabout take the first exit and at the next roundabout bear left onto High Street. Turn right into St Johns Road and take the second left into Down Street then right into Pen y Wern Road. The property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: D

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



Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morryston, 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.