



# Dawsons

estate agents



## 4 Heol Eithrym, Clydach, Swansea, SA6 5ES

- TRADITIONAL DOUBLE FRONTED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FITTED 'LIGHT OAK' KITCHEN/BREAKFAST ROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING. FREEHOLD.



**£135,000**

135 Woodfield Street, Morriston, SA6 8AL  
T: 01792 700 777 | F: 01792 799 744  
mo@dawsonsproperty.co.uk

## ENTRANCE HALL

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

## LOUNGE 23'08 x 11'02 (7.21m x 3.40m)

UPVC double glazed Bay window to front. UPVC double glazed window to rear. Double radiator. Gas fire set on Marble hearth with wooden mantelpiece. Glazed door leading to hallway and Glazed door leading to inner hall. Laminate flooring.

## SITTING ROOM /STUDY 23'08 x 12'0 (7.21m x 3.66m)

UPVC double glazed Bay window to front. UPVC double glazed window to rear. Tiled fireplace with wooden mantelpiece. Glazed door leading to hallway. Radiator. Double radiator. Archway to study. Laminate flooring.

## INNER HALL

Understairs storage cupboard.

## KITCHEN/BREAKFAST ROOM 18'10 x 13'0 (5.74m x 3.96m)

Fitted 'Light Oak' Kitchen with a range of wall, base and drawer units with ample worktop surfaces over, incorporating stainless steel single bowl sink unit and drainer with mixer tap. Splash back tiling. Integrated gas Range cooker with six ring hob with stainless steel cooker hood over. Glass display units. Double radiator. Plumbed for washing machine. UPVC double glazed windows to side and rear. UPVC double glazed frosted glass door to side. Wood panelled ceiling. Tiled flooring.

## FIRST FLOOR

### LANDING

UPVC double glazed window to rear. Loft access.

### BEDROOM ONE 14'07 x 7'08 (4.45m x 2.34m)

Two UPVC double glazed windows to front. Radiator.

### BEDROOM TWO 12'06 x 11'06 (3.81m x 3.51m)

UPVC double glazed window to front. Radiator.

### BEDROOM THREE 12'0 x 9'0 (3.66m x 2.74m)

UPVC double glazed window to rear. Radiator.

## BATHROOM

Four piece White suite comprising low level w.c., pedestal wash hand basin, panelled bath and walk-in shower cubicle with electric shower. Tiled splashback to the sink and tiled area around the bath, fully tiled walls to the shower. Radiator. Airing cupboard housing gas combination heating boiler. UPVC double glazed frosted glass window to rear.

## EXTERNAL

Driveway and parking to front. Variety of plants and trees. Side access leading to rear of property. Paved area to the rear with steps leading to lawned area. Variety of shrubs, plants and trees. External light. External tap.

## DIRECTIONS

From our Morriston office proceed through the lights onto Sway Road then continue onto Clydach Road. At the mini roundabout turn right, take the right hand lane on entering the roundabout take the second exit onto the A4067. At the next roundabout take the first exit and continue straight. At the mini roundabout take the first exit, and at the second mini roundabout take the second exit onto Vardre Road, take the third left and the property can be located on the right 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,  
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.

