



8 Gelli Aur, Treboeth, Swansea, SA5 9DG

OFFERS OVER £190,000

Linked Detached Modern Three Bedroom Property with Attic Room, Open Plan Lounge/Dining Room, UPVC Double Glazed Conservatory. Fully Fitted Kitchen. Gas Combination Heating. UPVC Leaded Double Glazing. Driveway/Parking to Side. Front and Rear Gardens. Freehold.

Offers Over £190,000

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ENTRANCE HALL

UPVC double glazed leaded paned door to front. Double radiator. UPVC double glazed leaded paned window to side. Coving. Stairs to first floor. Door to

LOUNGE 13'08 x 13'0 (4.17m x 3.96m)

UPVC double glazed leaded paned window to front. Double radiator. Coal effect electric fire set on Marble hearth. Dado rail. Coving. Laminate flooring. Open plan to

DINING ROOM 10'11 x 8'0 (3.33m x 2.44m)

Double radiator. Dado rail. Coving. Understairs storage cupboard. Laminate flooring. Aluminium sliding doors leading to

CONSERVATORY 12'10 x 8'11 (3.91m x 2.72m)

UPVC double glazed conservatory. UPVC double glazed patio doors to side leading to patio. Victorian style radiator. Laminate flooring.

KITCHEN 11'02 x 8'04 (3.40m x 2.54m)

Fitted 'White' kitchen with a range of wall, base and drawer units with Granite effect worktop surfaces over, incorporating single bowl stainless steel sink unit with drainer and mixer tap. Splash back tiling. Integrated electric oven. Four ring electric hob. Cooker hood. Plumbed for washing machine. Double radiator. Coving. Tiled floor. UPVC double glazed leaded paned window and door to rear.

SITTING ROOM 11'09 x 8'11 (3.58m x 2.72m)

UPVC double glazed leaded paned window to front. Fitted White display unit. Double radiator.

FIRST FLOOR

LANDING

Loft access.

BEDROOM ONE 12'04 x 8'06 (3.76m x 2.59m)

UPVC double glazed leaded paned window to front. Radiator. Built-in wardrobes. Laminate flooring.

INNER HALL

BEDROOM TWO 9'06 (max) x 8'06 (2.90m (max) x 2.59m)

UPVC double glazed leaded paned window to rear. Radiator. Coving. Laminate flooring.

BEDROOM THREE 8'09 x 8'07 (2.67m x 2.62m)

UPVC double glazed leaded paned window to rear. Radiator. Laminate flooring.

BATHROOM

Four piece White suite comprising low level w.c., pedestal wash hand basin, panelled bath and walk-in shower cubicle with wall mounted mixer shower. Fully tiled walls. Double radiator. Storage cupboard. Storage unit. UPVC double glazed leaded paned frosted glass window to front.

SECOND FLOOR

ATTIC ROOM 17'05 x 12'10 (5.31m x 3.91m)

Double radiator. Skylight. Storage to eaves.

EXTERNAL

To the front of the property is a lawned area and driveway to side. Variety of plants and shrubs. Side pedestrian access to enclosed rear garden with paved patio area, lawn and decking. Access to storage shed with power and electrics. Wall mounted gas combination heating boiler. External tap. Security lighting.

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. Turn left at the traffic lights onto Llangyfelach Road Turn left just after 'The Ford's Club' into Heol Gerrig. Proceed through the first cross junction and at the next cross junction turn left into Gelli Aur. Take the first right 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.