



Dawsons

estate agents



11 Brangwyn Close, Pinewood Estate, Morrison, Swansea, SA6 6AS

- SEMI- DETACHED PROPERTY
- THREE BEDROOMS
- FITTED WHITE KITCHEN
- GROUND FLOOR CLOAKROOM
- FIRST FLOOR SHOWER ROOM
- GAS COMBINATION HEATING
- UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- CUL-DE-SAC LOCATION
- ENJOYS VIEWS TO THE REAR



Offers Over £110,000

135 Woodfield Street, Morrison, SA6 8AL
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ENTRANCE PORCH

UPVC double glazed door to side and window to front. Storage cupboard.

LOUNGE 14'09 x 12'09 (4.50m x 3.89m)

UPVC double glazed window to front. Double radiator. Storage cupboard. Radiator. Stairs to first floor with cupboard under. Archway to

DINING ROOM 9'0 x 7'03 (2.74m x 2.21m)

Patio doors to rear. Double radiator. Archway to

KITCHEN 9'03 x 6'06 (2.82m x 1.98m)

Fitted with a range of White wall and base units incorporating stainless steel single drainer sink unit. Built-in gas hob and electric oven with extractor fan. Plumbed for washing machine. UPVC double glazed window to rear.

UTILITY ROOM

Door to garage.

CLOAKROOM

Low level w.c. Radiator. UPVC double glazed window to rear.

FIRST FLOOR

LANDING

Access to loft. Storage cupboard.

BEDROOM ONE 12'0 x 8'03 (3.66m x 2.51m)

UPVC double glazed window to front. Radiator. Telephone point. Fitted sliding door wardrobes.

BEDROOM TWO 10'0 x 8'04 (3.05m x 2.54m)

UPVC double glazed window to rear. Views. Radiator.

BEDROOM THREE 6'09 x 6'03 (2.06m x 1.91m)

UPVC double glazed window to front. Radiator.

SHOWER ROOM

Three piece suite comprising low level w.c., wash hand basin and walk-in shower enclosure with electric shower. Radiator. UPVC double glazed window to rear.

EXTERNAL

Driveway to front leading to garage housing wall mounted gas combination heating boiler. Lawned garden to front. Enclosed rear garden with patio areas and lawn.

NOTE

THERE ARE FURTHER PHOTOGRAPHS ON THE WEBSITE www.dawsonsproperty.co.uk

DIRECTIONS

From Our Morriston Office turn left at the traffic lights onto Pentrepoeth Road and proceed straight onto Clasemont Road, Take the second left onto Mount Crescent then second left into Brangwyn Close.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: C

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.

