



Dawsons

estate agents



63 Ffordd Scott, Birchgrove, Swansea, SA7 9GD

- MODERN MID LINK PROPERTY
- TWO BEDROOMS
- FITTED KITCHEN/BREAKFAST ROOM
- GAS CENTRAL HEATING
- UPVC HARDWOOD DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING TO FRONT
- FREEHOLD. NO CHAIN
- IDEAL FIRST TIME BUY



Offers Over £100,000

135 Woodfield Street, Morriston, SA6 8AL
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LOUNGE 14'08 x 12'09 (max) (4.47m x 3.89m (max))

Hardwood double glazed door to front. Hardwood double glazed window to front. Two double radiators. Built-in storage cupboards. Laminate floor. Glazed door to

KITCHEN/BREAKFAST ROOM 12'09 x 9'01 (3.89m x 2.77m)

Fitted with a range of White wall, base and drawer units incorporating stainless steel single drainer sink unit . Electric cooker point. Plumbed for washing machine. Wall mounted gas central heating boiler. Wall tiling. Laminate flooring. UPVC double glazed window and door to rear.

FIRST FLOOR**LANDING**

Airing cupboard. Access to loft.

BEDROOM ONE 12'04 x 9'05 (3.76m x 2.87m)

Hardwood double glazed window to front. Radiator. Sliding mirror door wardrobes. Laminate flooring.

BEDROOM TWO 11'0 x 6'03 (3.35m x 1.91m)

UPVC double glazed window to rear. Radiator.

BATHROOM

Coloured three piece suite comprising low level w.c., wash hand basin and bath with electric shower over and modesty screen. Radiator. Walls tiled. UPVC double glazed window to rear.

EXTERNAL

Parking space to front. Enclosed rear garden with patio area and raised lawned area.

DIRECTIONS

From our Morriston office turn right at the traffic lights onto Clase Road. At the roundabout take the second exit passing Asda on the left hand side. At the next roundabout take the second exit onto Samlet Road. At the roundabout turn right signposted Heol Las. Take the first right hand turning into Ffordd Scott, and the property can be located on the right hand side.

TENURE: Freehold

COUNCIL TAX: B

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.

