



Dawsons

estate agents



18 Clos Cenawon, Morriston, Swansea, SA6 6NE

- MODERN SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- RE-FITTED KITCHEN/BREAKFAST ROOM
- GAS COMBINATION HEATING
- UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- DRIVEWAY / PARKING
- CUL-DE-SAC LOCATION
- NO CHAIN

Offers Over £135,000

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



ENTRANCE HALL

Door to front. Radiator. Stairs to first floor.

LOUNGE 15'9 x 12'03 (4.80m x 3.73m)

UPVC double glazed window to front. Double radiator. Feature fireplace with electric fire. Understairs storage cupboard. Laminate flooring.

KITCHEN/BREAKFAST ROOM 15'09 x 9'05 (4.80m x 2.87m)

Fitted with a range of 'White' gloss base, wall and drawer units incorporating Resin one and a half bowl sink unit. Five ring gas hob, double oven and extractor chimney. Integrated fridge. Plumbed for washing machine. Vented for tumble dryer. Wall mounted gas central heating boiler. UPVC double glazed window and door to rear.

FIRST FLOOR

LANDING

UPVC double glazed window to side. Airing cupboard. Stairs to loft room.

BEDROOM ONE 11'09 x 9'0 (3.58m x 2.74m)

UPVC double glazed window to front. Radiator. Fitted wardrobe and cupboards over bed. Laminate flooring.

BEDROOM TWO 12'03 x 7'03 (3.73m x 2.21m)

UPVC double glazed window to rear. Radiator. Built-in cupboard.

BEDROOM THREE 8'02 x 8'02 (2.49m x 2.49m)

UPVC double glazed window to rear. Radiator.

NOTE

BEDROOMS TWO AND THREE ARE CURRENTLY OPEN PLAN.

BATHROOM

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

LOFT ROOM 15'0 x 7'07 (4.57m x 2.31m)

Two Skylight windows. Tongue & Groove panelling to walls. Eaves storage.

EXTERNAL

Lawned garden to front. Side driveway for parking. Enclosed decked rear garden garden shed.

DIRECTIONS

From Junction 45 at Ynysforgan follow signs for Morriston Hospital. Proceed up Llanllienwen Road, take the second turning right into Llanllienwen Close then right into Clos Cenawon. The property can be found on the right hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING:

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.

