



Dawsons

estate agents



65 Rhodfa Dryw, Parc Gwernfaog, Morriston, Swansea, SA6 6SS

- SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- FITTED 'OAK' EFFECT KITCHEN
- GAS COMBINATION HEATING
- UPVC DOUBLE GLAZING
- FIRST FLOOR BATHROOM
- SEPARATE W.C.
- FRONT & REAR GARDENS
- SIDE DRIVEWAY & GARAGE
- FREEHOLD. NO CHAIN

Offers Over £145,000

135 Woodfield Street, Morriston, SA6 8AL
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ENTRANCE HALL

UPVC double glazed door to front. Radiator. Stairs to first floor. Understairs cupboard.

LOUNGE 14'08 x 11'08 (4.47m x 3.56m)

UPVC double glazed window to front. Feature fireplace with coal effect gas fire. Double radiator. Laminate flooring. Open to ...

DINING ROOM 12'10 x 9'08 (3.91m x 2.95m)

UPVC double glazed patio doors to rear. Laminate flooring.

KITCHEN 12'0 x 8'0 (3.66m x 2.44m)

Fitted with a range of 'Oak effect' wall and base units incorporating stainless steel one and a half bowl sink. Plumbed for washing machine. Electric oven, hob and extractor hood. UPVC double glazed window to side. UPVC double glazed window and door to rear.

FIRST FLOOR

LANDING

Access to loft. UPVC double glazed window to side. Airing cupboard housing gas combination boiler.

BEDROOM ONE 15'02 x 10'03 (4.62m x 3.12m)

UPVC double glazed window to front. Radiator.

BEDROOM TWO 13'01 x 10'0 (3.99m x 3.05m)

UPVC double glazed window to rear. Radiator.

BEDROOM THREE 9'05 (max) x 7'07 (2.87m (max) x 2.31m)

UPVC double glazed window to front. Radiator.

BATHROOM

Coloured two piece suite comprising wash hand basin and bath with shower over and modesty screen. Radiator. UPVC double glazed window to rear.

CLOAKROOM

Low level w.c. UPVC double glazed widow to rear.

EXTERNAL

Front garden laid to lawn. Side drive to garage. Enclosed lawned rear garden.

DIRECTIONS

From our Morriston office travel straight through the traffic lights onto Sway Road then onto Clydach Road. Proceed through the mini roundabout and along Llanllienwen Road. At the roundabout take the third exit and at the next roundabout by the school take the first left. Take the next right hand turn into Heol Y Fran. Proceed through Maes Y Ffynnon and into Parc Gwernfadog. Take a left turn after the traffic bollards onto Rhodfa Dryw. Follow the road and the property can be found on the left hand side.

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.

