Dawsons
estate agents

1 Senny Place, Parc Gwernfadog, Swansea, SA6 6RG

- DETACHED PROPERTY
- FOUR BEDROOMS
- FITTED 'REDWOOD JOINERY' KITCHEN
- GROUND FLOOR CLOAKROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- DRIVEWAY & GARAGE
- CORNER PLOT GARDEN
- FREEHOLD

£220,000

135 Woodfield Street, Morriston, SA6 8AL
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ENTRANCE HALL
UPVC double glazed lead paned door to front. Radiator. Stairs to first floor. Understairs storage cupboard. Parquet flooring.

CLOAKROOM
Two piece White suite comprising low level w.c. Wall mounted wash hand basin. Splash back tiling. Tiled flooring. UPVC double glazed frosted glass window to side.

LOUNGE 14'09 x 13'03 (4.50m x 4.04m)
UPVC double glazed window to front. Double radiator. Coal effect gas fire set on marble hearth. Archway to .....

DINING ROOM 13'06 x 12'01 (4.11m x 3.68m)
UPVC double glazed patio doors to rear. Radiator.

KITCHEN 12'04 x 8'03 (3.76m x 2.51m)
Fitted 'Redwood Joinery' kitchen with Sycamore wood comprising a range of wall, base and drawer units incorporating stainless steel single bowl sink and drainer with mixer tap. Integrated fridge, integrated double electric oven and four ring gas hob with extractor fan over. Plumbed for washing machine. Plumbed for dishwasher. Storage cupboard with shelving. Tiled flooring. UPVC double glazed window to side. UPVC double glazed window and door to rear leading to .....

UTILLITY AREA 5'07 x 4'11 (1.70m x 1.50m)
UPVC double glazed window to rear. UPVC double glazed door to side leading to rear garden.

FIRST FLOOR

LANDING
UPVC double glazed window to side. Loft access. Airing cupboard housing water tank.

BEDROOM ONE 14'09 x 10'09 (4.50m x 3.28m)
UPVC double glazed lead paned window to front. Radiator.

BEDROOM TWO 13'05 x 10'09 (4.09m x 3.28m)
UPVC double glazed window to rear. Radiator.

BEDROOM THREE 10'10 x 9'07 (max) (3.30m x 2.92m (max))
UPVC double glazed lead paned window to front. Radiator. Built-in cupboard with shelving.

BEDROOM FOUR 9'08 x 7'06 (2.95m x 2.29m)
UPVC double glazed window to rear. Radiator.

BATHROOM
Three piece White suite comprising low level w.c., vanity sink unit, panelled bath with wall mounted electric shower and modesty screen, the bath has 'Swarovski' crystal taps. Wall mounted electric towel radiator. Spotlighting. Fully tiled walls. Tiled flooring UPVC double glazed frosted windows to side.

EXTERNAL
Lawn to front with a variety of shrubs, plants and trees. Driveway to side. Garage to rear. The rear garden has raised flower beds and vegetable patch. Patio area. Greenhouse. Variety of plants, trees and shrubs. Lawned area. Security lighting. External tap.

DIRECTIONS
From our Morriston office turn left onto Pentrepoeth Road turn right onto Waun Road, continue onto Chemical Road to Cwmrhydyceirw. Take the second exit onto Heol Maes Eglwys at the roundabout take the third exit onto Rhodfa Fadog, follow the road around and at the roundabout take the third exit, turn left and the property is located on the left hand side.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 700 777

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.

Relocation agent network relocation-agent-network.co.uk

The Property Ombudsman