



Dawsons

estate agents



17 Edison Crescent, Clydach, Swansea, SA6 5JF

- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- FITTED CREAM KITCHEN
- THREE PIECE BATHROOM SUITE
- GAS COMBINATION HEATING
- DOUBLE GLAZING
- FREEHOLD. NO CHAIN
- GARDENS TO FRONT & REAR

£75,000

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ENTRANCE HALL

UPVC double glazed frosted glass door to side.

KITCHEN 9'03 x 7'11 (2.82m x 2.41m)

Fitted Cream kitchen with a range of wall, base and drawer units incorporating single bowl Resin sink, drainer with mixer tap. Splash back tiling. Breakfast hatch. Plumbed for washing machine. Double radiator. Wall mounted gas combination heating boiler. Double glazed wooden window to rear. Tiled flooring.

LOUNGE 17'0 x 10'07 (5.18m x 3.23m)

UPVC double glazed window to front. Double radiator. Inner hall with airing cupboard.

BEDROOM ONE 12'0 x 9'06 (3.66m x 2.90m)

Double glazed wooden window to front. Radiator. Built-in wardrobes.

BEDROOM TWO 10'05 x 5'11 (3.18m x 1.80m)

Double glazed wooden window to rear. Radiator. Loft access.

BATHROOM

Three piece suite comprising low level w.c., wash hand basin and panelled bath. Tiling around the bath and splash back. Radiator. Double glazed frosted glass wooden window to rear. Tiled flooring.

EXTERNAL

Steps to main entrance. Patio paved area. Lawned area.

DIRECTIONS

From our Morriston office proceed through the lights onto Sway Road then continue onto Clydach Road. At the mini roundabout turn right, take the left hand lane on entering the roundabout and follow the signs for Clydach along the A4067. At the roundabout turn left passing the Mond Nickel works. At the mini roundabout bear left and at the next roundabout turn right onto Vardre Road. Turn right opposite the Vardre Hotel into Gellioen Road and continue to the 'No Entry' sign and turn left. At the junction turn right. Take the second left into Langer Way bear left into Brunner Drive. Turn right onto Edison Crescent and the property can be found on the left 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.

