



Dawsons

estate agents



20 Mount Crescent, Pinewood Estate, Morrison, Swansea, SA6 6AP

- SEMI-DETACHED BUNGALOW
- THREE BEDROOMS
- FITTED 'WHITE' KITCHEN
- SHOWER ROOM AND SEPARATE W.C.
- GAS COMBINATION HEATING
- UPVC DOUBLE GLAZING
- CORNER PLOT LOCATION
- GOOD SIZE GARDENS
- FREEHOLD.



Offers Over £120,000

135 Woodfield Street, Morrison, SA6 8AL
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ENTRANCE PORCH

UPVC double glazed door and side panel to front. Tongue and groove panelling to walls and ceiling. Tiled flooring.

HALLWAY

Double radiator. Loft access. Built-in storage cupboard.

BEDROOM ONE 13'0 (max) x 11'0 (3.96m (max) x 3.35m)

UPVC double glazed window to front. Built-in storage cupboard. Airing cupboard housing gas combination boiler.

BEDROOM TWO 11'09 x 9'04 (3.58m x 2.84m)

UPVC double glazed window to front. Radiator.

BEDROOM THREE 8'11 x 7'09 (2.72m x 2.36m)

UPVC double glazed window to side. Radiator.

SEPARATE W.C.

Two piece White suite comprising low level w.c., wall mounted wash hand basin. UPVC double glazed window to side.

SHOWER ROOM

Three piece White suite comprising low level w.c., pedestal wash hand basin and walk-in shower cubicle. Fully tiled walls. Radiator. UPVC double glazed window to side.

LOUNGE 14'01 x 11'09 (4.29m x 3.58m)

UPVC double glazed window to rear. Double radiator. Gas fire.

KITCHEN

Fitted with a range of modern 'White' wall and base units with 'Beech effect' worktops incorporating stainless steel single bowl sink unit with mixer tap. Splash back tiling. Integrated electric oven and four ring electric hob with extractor fan over. Plumbed for washing machine. Double radiator. UPVC double glazed window to rear and UPVC double glazed door to side.

EXTERNAL

To the front of the property there are good size lawned gardens with a range of mature shrubs and bushes. Driveway providing off road parking leading to detached garage. Side gated pedestrian access. The side garden area has a variety of shrubs, hedged boundaries and an area suitable for a vegetable plot. The rear garden is laid to lawn with mature shrubs/bushes, hedged boundaries and a greenhouse. External tap. Paved patio area.

DIRECTIONS

From our Morriston office turn left at the traffic lights onto Pentrepoeth Road. Proceed through the mini roundabout onto Clasemont Road. Turn left into Mount Crescent, continue up and the Bungalow is located on the right hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: E

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.

