Dawsons
estate agents

## 31 Bronllan, Winch Wen, Swansea, SA1 7EQ

- SEMI-DETACHED PROPERTY
- IN NEED OF GENERAL UPDATING
- THREE BEDROOMS
- GAS COMBINATION HEATING
- UPVC DOUBLE GLAZING
- FRONT & REAR GARDENS
- SIDE DRIVEWAY
- FREEHOLD. NO CHAIN
- IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE

## Offers Over £95,000

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

**ENTRANCE HALL**
Entered via UPVC frosted double glazed door to front with side panel. Double radiator. Storage cupboards. Stairs to first floor.

**LOUNGE 17'02 x 10'10 (max) (5.23m x 3.30m (max))**
UPVC double glazed window to front. Radiator. Feature fireplace. TV point. UPVC double glazed window to rear. Coving.

**KITCHEN 10'04 x 5'06 (max) (3.15m x 1.68m (max))**
'L Shaped' room with a range of wall and base units with worktop surfaces over, incorporating stainless steel single sink and drainer. Tiled splashback. Plumbed for washing machine. Understairs storage cupboard. Tiled floor. UPVC double glazed window to rear. UPVC double glazed door to side.

**FIRST FLOOR**

**LANDING**
Loft access. Storage cupboard housing gas combination heating boiler.

**BEDROOM ONE 10'11 x 9'09 (3.33m x 2.97m)**
UPVC double glazed window to front. Radiator.

**BEDROOM TWO 10'0 x 6'11 (3.05m x 2.11m)**
UPVC double glazed window to front. Radiator. Storage cupboard.

**BEDROOM THREE 9'08 x 7'01 (2.95m x 2.16m)**
UPVC double glazed window to rear.

**BATHROOM**
Three piece White suite comprising low level w.c., pedestal wash hand basin and panelled bath with mixer shower over. Tiled walls. UPVC double glazed frosted window to rear.

**EXTERNAL**
Lawned area to front with a variety of mature shrubs. Driveway to side leading to rear garden. Large laid to lawn rear garden with walled borders.

**DIRECTIONS**
From our Morriston office turn right at the traffic lights onto Clase Road. At the roundabout take the second exit passing Asda on the left hand side. At the next roundabout take the second exit onto Samlet Road. Proceed through the double set of traffic lights and continue onto Peniel Green Road. At the lights turn left onto Bethel Road, follow onto Trallwn Road. Proceed straight through and onto Carmel Road. Turn left at the roundabout onto Lan Coed. Take the right into Bronllan the property can be found on the left hand side

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC RATING:** D

**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