



# Dawsons

estate agents



**85 Rhodfa Eos, Parc Gwernfadog, Morriston, Swansea, SA6 6SW**

- MODERN DETACHED PROPERTY
- FOUR BEDROOMS
- FITTED 'BEECH' KITCHEN
- GROUND FLOOR CLOAKROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GOOD SIZE PLOT
- FREEHOLD. NO CHAIN

**£220,000**

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## ENTRANCE HALL

UPVC double glazed door to front with UPVC double glazed glass side panel. Radiator. Stairs to first floor. Understairs storage cupboard. Storage cupboard.

## CLOAKS

Two piece white suite comprising of low level w.c, wall mounted wash hand basin. Radiator. Laminate flooring. UPVC double glazed frosted glass window to side.

## LOUNGE 14'11 x 13'02 (4.55m x 4.01m)

UPVC double glazed window to front. Double radiator. Coal effect gas fire set on feature hearth. Laminate flooring. French doors to.....

## DINING ROOM 12'03 x 10'04 (3.73m x 3.15m)

UPVC double glazed patio doors to rear. Double radiator. Laminate flooring. Door to.....

## KITCHEN 12'07 x 9'0 (3.84m x 2.74m)

Fitted "Beech" kitchen with range of wall, base, drawer units with ample Granite effect worktop surfaces. Glass display cabinet. Single bowl stainless steel sink with drainer and mixer tap. Splashback tiling. Plumbing for washing machine. Plumbed for dishwasher. Extractor fan. Spotlights. Under cupboard lighting. Wall mounted gas central heating boiler. Tiled flooring. UPVC double glazed window to side and rear. UPVC double glazed door to rear.

## FIRST FLOOR

### LANDING

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

### BEDROOM ONE 15'06 x 10'09 (4.72m x 3.28m)

UPVC double glazed window to front. Radiator.

### BEDROOM TWO 12'08 x 9'02 (3.86m x 2.79m)

UPVC double glazed window to rear. Radiator.

### BEDROOM THREE 10'11 x 9'05 (3.33m x 2.87m)

UPVC double glazed window to front. Radiator. Laminate flooring.

### BEDROOM FOUR 10'11 x 7'01 (3.33m x 2.16m)

UPVC double glazed window to rear. Radiator. Laminate flooring.

## BATHROOM

Four piece white suite comprising of low level w.c, pedestal wash hand basin, panelled bath and a walk in shower cubicle with wall mounted electric shower and a spotlight. Fully tiled walls. Radiator. Cushioned flooring. UPVC double glazed frosted glass window to side.

## EXTERNAL

Driveway to side leading to detached garage. Lawned area to front. Paved pathway leading to rear of property. Large enclosed rear garden. Paved patio area. Security lighting. External tap.

## DIRECTIONS

From our Morriston office proceed through the lights onto Sway Road then continue onto Clydach Road. At the roundabout turn left onto Llanllienwen Road, at the roundabout turn right past the Deers Leap At the second roundabout turn left. Take the next right into Heol Y Fran. Proceed through the traffic islands and onto Rhodfa Eos. The property can be found on the right hand side.

**TENURE:** Freehold

**COUNCIL TAX:** D

**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.

