



Dawsons

estate agents



81 Lon Camlad, Caemawr, Morriston, Swansea, SA6 7EJ

- NEW ON MARKET
- FIRST FLOOR FLAT
- ONE BEDROOM
- GAS COMBINATION HEATING
- UPVC DOUBLE GLAZING.
- SHARED COMMUNAL GARDEN AREA
- LEASEHOLD

Offers Over £50,000

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



ENTRANCE HALL

Wooden door with glass panel to side. Radiator. Loft access. Door to.....

LOUNGE 14'01 x 11'02 (4.29m x 3.40m)

UPVC double glazed window to rear. Television point. Telephone point. Radiator. Wooden door leading to...

KITCHEN 12'09 x 5'03 (3.89m x 1.60m)

Fitted white kitchen with a range of base units and ample worktop surface space over. Single bowl stainless steel sink with drainer. Part tiled walls. UPVC double glazed window to front. Radiator.

BEDROOM 11'05 x 10'05 (3.48m x 3.18m)

UPVC double glazed window to side. Radiator. Storage cupboard with shelving.

BATHROOM

Three piece bathroom suite comprising of low level w.c, wall mounted wash hand basin and panelled bath with electric shower over. Part tiled walls. UPVC double glazed, frosted glass window to side. Radiator.

EXTERNAL

Outside cupboard housing wall mounted gas combination boiler. Shared communal garden area.

DIRECTIONS

From our Morriston office turn left at the traffic lights onto Pentrepoeth Road. At the mini roundabout turn left onto Vicarage Road. Follow the road around the bend and continue onto Parry Road. At the roundabout go straight onto Caemawr Road then at the next roundabout take the first exit onto Lon Camlad. Proceed along Lon Camlad and the property can be found on the left hand side.

TENURE: Leasehold

COUNCIL TAX: A

EPC RATING: D

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.

