



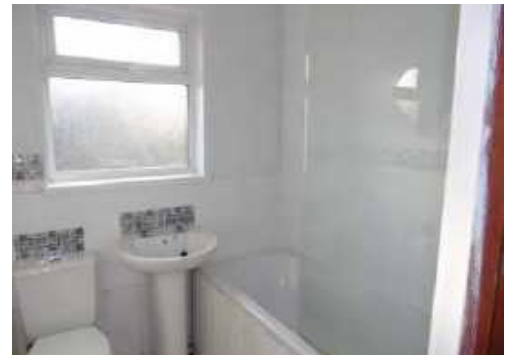
# Dawsons

estate agents



## 26 Llys Dol, Morriston, Swansea, SA6 6LD

- NEW ON MARKET
- MODERN END LINK PROPERTY
- TWO BEDROOMS
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- GAS COMBINATION HEATING
- PART UPVC DOUBLE GLAZED
- ENCLOSED REAR GARDEN
- TWO PARKING SPACES
- FREEHOLD. NO CHAIN



**Offers Over £105,000**

135 Woodfield Street, Morriston, SA6 8AL  
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**LOUNGE 15'06 x 12'02 (4.72m x 3.71m)**

Door to front. Double glazed window to front. Stairs to first floor. Understairs storage cupboard. Telephone point. T.V. Point. Dado rail. Wood effect flooring.

**KITCHEN/BREAKFAST ROOM 12'01 x 9'06 (3.68m x 2.90m)**

Fitted with a range of 'White' wall and base units incorporating stainless steel single drainer unit with mixer taps and 'Beech' effect work surfaces over. Built-in stainless steel electric oven with ceramic hob. Larder unit. Plumbed for washing machine. Wall mounted gas combination boiler. Double radiator. Part tiled walls. UPVC double glazed window to rear. UPVC double glazed sliding patio doors to rear.

**FIRST FLOOR****LANDING**

Double glazed window to side. Access to loft. Dado rail.

**BEDROOM ONE 12'01 x 12'0 (3.68m x 3.66m)**

Double glazed window to front. Radiator. Dado rail. Laminate flooring.

**BEDROOM TWO 9'09 x 5'10 (2.97m x 1.78m)**

UPVC double glazed window to rear. Radiator. Storage cupboard. Dado rail. Laminate flooring.

**BATHROOM**

Three piece White suite comprising low level w.c., pedestal wash hand basin and panelled bath. Radiator. UPVC double glazed window to rear.

**EXTERNAL**

Allocated parking to front. Pathway to front door. Front door is flanked on each side by gravel areas. Rear brick paving leading onto gravel patio area. Fenced boundaries. Further parking space to side.

**DIRECTIONS**

From our Morriston office proceed through the traffic lights onto Sway Road. Turn left into Chemical Road and right into Llys Dol. Turn right again into the cul-de-sac and the property is located at the head of the cul-de-sac.

**TENURE:** Freehold

**COUNCIL TAX:** C

**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.

