



# Dawsons

estate agents



## 26 Midland Place, Llansamlet, Swansea, SA7 9QU

- IMMACULATE END LINK PROPERTY
- TWO BEDROOMS
- MODERN FITTED 'WALNUT' KITCHEN
- CONSERVATORY
- MODERN FITTED BATHROOM
- GAS COMBINATION HEATING
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING TO FRONT
- FREEHOLD. NO CHAIN
- VIEWING ESSENTIAL TO APPRECIATE



**Offers Over £115,000**

135 Woodfield Street, Morriston, SA6 8AL  
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[mo@dawsonsproperty.co.uk](mailto:mo@dawsonsproperty.co.uk)

**LOUNGE 19'04 (into Bay) x 12'0 (5.89m (into Bay) x 3.66m)**

Enter via UPVC double glazed door to front. UPVC double glazed Bay window to front. Stairs to first floor. Two radiators. Laminate flooring. Door to .....

**KITCHEN 11'09 x 7'07 (3.58m x 2.31m)**

Range of Modern 'Walnut effect' wall, base and drawer units with work top surfaces over and matching splashback. One and a half Resin bowl sink and drainer with mixer tap. Breakfast bar. Radiator. Wall mounted gas combination boiler. UPVC double glazed window to conservatory. Tiled flooring. Door to .....

**CONSERVATORY 11'11 x 9'04 (3.63m x 2.84m)**

UPVC double glazed windows to side and rear. UPVC double glazed door to side. Double radiator. Laminate flooring.

**FIRST FLOOR****LANDING**

Loft access.

**BEDROOM ONE 11'04 x 9'09 (max) (3.45m x 2.97m (max))**

UPVC double glazed window to front. Integrated wardrobe. Radiator.

**BEDROOM TWO 11'11 x 6'09 (3.63m x 2.06m)**

UPVC double glazed window to rear. Integrated wardrobe. Airing cupboard.

**BATHROOM**

Modern White three piece suite comprising low level w.c., Vanity wash hand basin and panelled bath with mixer shower over. Heated towel rail. Extractor fan. Tiled walls and tiled flooring. UPVC double glazed window to rear.

**EXTERNAL**

Allocated parking space to front. Paved access to front of property. Stone chipped area. Side gated pedestrian access leading to enclosed rear garden and paved area with steps down to a further stone chipped area.

**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. From Junction 44 at Lonlas follow the signs for Llansamlet. Proceed down Peniel Green Road then turn left at Ffordd Llundain, left at end of road and the house is located on the left hand side.

**TENURE:** Freehold

**COUNCIL TAX:** B

**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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

