



Dawsons

estate agents



50 Cwmbath Road, Morriston, Swansea, SA6 7BA

- TRADITIONAL DETACHED PROPERTY WITH A SEPARATE ANNEXE
- THREE / FOUR BEDROOMS
- TWO / THREE RECEPTION ROOMS
- FITTED WHITE KITCHEN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LARGE GARDEN
- OFF ROAD PARKING
- FREEHOLD

Offers Over £180,000



135 Woodfield Street, Morriston, SA6 8AL
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ENTRANCE PORCH

Frosted double glazed glass panel door to front. Tiled walls. Tiled flooring. Glass panel door to

LOUNGE 22'05 (max) x 14'08 (6.83m (max) x 4.47m)

Double glazed window to front. Two radiators. Coving. Stairs to first floor. Double glazed French doors to rear. Glass panel French doors to

DINING ROOM 9'09 x 9'06 (2.97m x 2.90m)

Double glazed window to rear. Feature fireplace and hearth housing electric fire. Radiator. Coving. Laminate flooring.

KITCHEN/BREAKFAST ROOM 11'08 x 11'06 (3.56m x 3.51m)

Fitted with a range of wall and base units incorporating one and a half bowl stainless steel sink and drainer unit. Electric cooker point. Extractor hood over. Display cabinets. Plumbed for washing machine. Radiator. Wall mounted Worcester gas central heating boiler. Coving. Downlighters. Window to front. French doors to lounge.

FIRST FLOOR

LANDING

Double glazed window to front. Stairs to attic room. Radiator. Doors to

BEDROOM ONE 11'06 x 10'04 (3.51m x 3.15m)

Double glazed window to rear. Radiator.

BEDROOM TWO 14'08 x 10'04 (4.47m x 3.15m)

Double glazed window to rear. Radiator.

BEDROOM THREE 11'06 x 10'09 (3.51m x 3.28m)

Double glazed window to front. Radiator.

FAMILY BATHROOM 8'03 x 7'06 (2.51m x 2.29m)

Four piece suite comprising low level w.c., pedestal wash hand basin, panelled bath and

shower cubicle. Radiator. Extractor fan. Tiled walls. Double glazed window to rear.

ATTIC ROOM 25'06 x 7'0 (7.77m x 2.13m)

Two Velux windows to rear. Window to front. Storage cupboards to eaves.

ANNEXE

With separate access.

LOUNGE 14'0 x 12'05 (4.27m x 3.78m)

Double glazed French doors to rear. Coving. Laminate flooring. Door to

BEDROOM 10'0 x 8'08 (3.05m x 2.64m)

Double glazed window to rear. Coving.

WALK-IN STORAGE 9'01 x 3'06 (2.77m x 1.07m)

Used for storage.

EXTERNAL

Gated access to front with off road parking for several vehicles and pedestrian access to front entrance. Enclosed rear garden laid mainly to lawn, large patio area. Garden shed. Gated access to rear with off road parking for several vehicles and pedestrian access to front entrance. NO 50a has a pedestrian right of way across the drive. There is an additional piece of land see photo 19.

NOTE

PLEASE NOTE THERE ARE FURTHER PHOTOGRAPHS ON THE WEBSITE www.dawsonsproperty.co.uk

DIRECTIONS

From our Morriston office, travel along Woodfield Street and take the first right hand turn onto Cwmbath Road where the property is located on the right hand side.

TENURE: Freehold

COUNCIL TAX: D

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.

