



# Dawsons

estate agents



## 15 Heol Maes Y Gelynen, Morriston, Swansea, SA6 6JX

- NEW ON MARKET
- SEMI-DETACHED EX LOCAL AUTHORITY
- TWO BEDROOMS
- KITCHEN/BREAKFAST ROOM
- FIRST FLOOR WET ROOM
- GAS COMBINATION HEATING
- UPVC DOUBLE GLAZING
- TERRACED REAR GARDEN
- FREEHOLD. NO CHAIN
- IDEAL FIRST TIME BUY OR INVESTMENT



**£75,000**

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## **ENTRANCE HALL**

UPVC double glazed door to front. Stairs to first floor. Radiator.

## **LOUNGE 14'01 x 11'10 (4.29m x 3.61m)**

UPVC double glazed window to front. Gas fire on tiled hearth. Picture rail. Double radiator. Understairs cupboard.

## **KITCHEN/BREAKFAST ROOM 17'04 x 8'05 (5.28m x 2.57m)**

Stainless steel single drainer sink unit. Base unit. Gas cooker point. Plumbed for washing machine. Double radiator. UPVC double glazed windows to side and rear. UPVC double glazed door to rear.

## **FIRST FLOOR**

### **LANDING**

UPVC double glazed window to side.

### **BEDROOM ONE 14'05 x 9'03 (4.39m x 2.82m)**

UPVC double glazed window to front enjoys views. Radiator.

### **BEDROOM TWO 11'09 x 8'09 (3.58m x 2.67m)**

UPVC double glazed window to rear. Radiator. Cupboard housing wall mounted gas combination boiler.

### **WET ROOM 9'01 x 8'05 (2.77m x 2.57m)**

Three piece White suite comprising low level w.c., wash hand basin and tiled disabled shower enclosure. Radiator. UPVC double glazed window to rear.

## **EXTERNAL**

Steps leading to front. Terraced areas to front. Side gated access leading to rear. Flower bed to side. Terraced rear garden with lawned areas and flower and shrub areas.

## **DIRECTIONS**

From our Morriston office turn left at the traffic lights onto Pentrepoeth Road, then turn right onto Waun Road then take the turning left onto Heol Maes Y Gelynen. The property is on the left hand side.

**TENURE:** Freehold

**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.

