



Dawsons

estate agents



16 Clos Crucywel, Cwmrhydyceirw, Morrison, SA6 6RD

- SEMI-DETACHED
- TWO BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SUN ROOM\UTILITY ROOM
- NEWLY FITTED BATHROOM
- SIDE DRIVEWAY
- FREEHOLD



Offers In The Region Of £120,000

135 Woodfield Street, Morrison, SA6 8AL
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PORCH

UPVC double glazed door to side with side panel. UPVC double glazed window to front. Laminate flooring

LOUNGE 17'4 x 12'9 (5.28m x 3.89m)

UPVC double glazed window to front. Two radiators. Feature gas fire. Stairs to first floor. Laminate flooring. Nest heating controls.

KITCHEN\BREAKFAST ROOM 12'9 x 8'9 (3.89m x 2.67m)

Fitted with a range of wall, base and drawer units with worktops over incorporating Resin one and a half bowl sink unit with mixer taps. Tiled splash back. Four ring gas hob, gas oven and extractor fan. Space for dishwasher. Radiator. Wall mounted gas condensing boiler. UPVC double glazed window to conservatory, UPVC Double glazed door to ...

SUN ROOM\UTILITY ROOM 11'9 x 6'9 (3.58m x 2.06m)

Base units with worktops over. Tiled floor. Plumbed for washing machine. Vented for tumble dryer. UPVC doors to side and rear.

FIRST FLOOR

LANDING

Doors to ..

BEDROOM 1 12'9 x 9'2 (3.89m x 2.79m)

UPVC double glazed window to front. Radiator.

BEDROOM 2 12'9 x 9'2 (3.89m x 2.79m)

UPVC double glazed window to rear. Radiator

BATHROOM

Modern three piece suite comprising low level w.c., vanity wash hand basin and bath with electric shower over and modesty curtain rail. Tiled walls. Airing cupboard. Loft Access. UPVC double glazed window to side.

EXTERNAL

Driveway to side for a number of cars. Lawned area to front. Steps to front door. Enclosed rear garden with paved patio area leading to lawned area with stone chipped area and raised flower beds. Decked area. Garden shed.

DIRECTIONS

TENURE: Freehold

COUNCIL TAX: C

EPC RATING:

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.

