



Dawsons

estate agents



**96 Caernarvon Way, Bonymaen, Swansea,
SA1 7HJ**

- END TERRACE PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- NO CHAIN
- FREEHOLD



Offers Over £80,000

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HALLWAY

Entered via UPVC double glazed door to front. Stairs to first floor. Understairs storage cupboard. Radiator. Doors to...

LOUNGE 13'1 x 12'6 (3.99m x 3.81m)

UPVC double glazed window to front. Radiator. Gas Fire.

DINING ROOM 10'6 x 8'10 (3.20m x 2.69m)

UPVC double glazed window to rear. Radiator.

KITCHEN 10'10 x 10'2 (3.30m x 3.10m)

Fitted kitchen comprising of wall, base, and draw units with work surface over. Stainless steel sink drainer with mixer tap. Four ring electric hob and oven. Plumbed for washing machine. Tiled floor. Understairs storage cupboard. UPVC double glazed window to rear and UPVC double glazed door to side.

FIRST FLOOR

LANDING

Loft Access. UPVC double glazed window to side. Storage cupboard housing water tank.

BEDROOM ONE 11'2 x 11'2 (3.40m x 3.40m)

UPVC double glazed window to front. Radiator. Laminate flooring. Built in wardrobe.

BEDROOM TWO 11'2 x 10'6 (3.40m x 3.20m)

UPVC double glazed window to rear. Radiator. Laminate flooring. Built in wardrobe.

BEDROOM THREE 8'6 x 8'6 (2.59m x 2.59m)

UPVC double glazed window to front. Radiator. Laminate flooring.

BATHROOM 7'7 x 5'11 (2.31m x 1.80m)

Two price suite comprising of vanity wash hand basin unit and panelled bath with electric shower and tiled splashback. Laminate flooring. UPVC double glazed window to rear. Radiator.

CLOAKROOM 5'7" x 2'7" (1.70m x 0.79m)

UPVC double glazed window to side. WC. Laminate flooring. Part tiled walls.

EXTERNAL

Steps leading down to property with lawned area. Side pedestrian access leading to enclosed laid to lawn. Brick storage shed.

DIRECTIONS

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.

