



21 Swansea Road, Llangyfelach, Swansea, SA5 7JA

Three bedroom detached bungalow with one bedroom annexe bungalow to rear, gas combination/wall air heating, UPVC and hardwood double glazing, good size rear garden, ample driveway parking. The main bungalow comprises lounge/dining room, fitted kitchen, three bedrooms, bathroom and cloakroom and the annexe comprises, lounge, kitchen, bedroom and shower room.

Viewing Recommended to Appreciate

£250,000

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ENTRANCE PORCH

Door to side windows to side door to:

ENTRANCE HALLWAY (L SHAPED)

Wood block flooring. Heating vent to ceiling and floor. Built-in sliding door cupboards. Door to:

LOUNGE 14'4 x 12'5 (4.37m x 3.78m)

UPVC double glazed window to front. Wood block flooring. Marble feature fireplace with inset fire. Heating vent to floor. Open Plan to:

DINING ROOM 12'3 x 9'10 (3.73m x 3.00m)

UPVC double glaze window to front central heating vent to floor serving hatch central heating vent to ceiling. Wood block flooring.

KITCHEN 9'11 x 9'10 (3.02m x 3.00m)

Fitted with a range of white wall and base units with worktops over incorporating stainless steel single drainer sink unit. Concealed free standing gas central heating boiler. Gas cooker point. Breakfast bar. Plumbed for washing machine. Splash back tiling. UPVC double glazed window to side enjoying views. UPVC double glazed door to side.

BATHROOM

White two piece suite comprising wash hand basin and bath with with shower over and modesty curtain rail. Walls fully tiled. Tiled floor. Heating vent floor airing cupboard. UPVC double glazed window to side. Access to loft.

BEDROOM 1 12'0 x 11'10 (3.66m x 3.61m)

UPVC double glaze window to side. Heating vent to floor.

BEDROOM 2 11'9 x 11'0 (3.58m x 3.35m)

UPVC double glazed window to side. Heating vent to floor.

BEDROOM 3 12'2 x 9'2 (3.71m x 2.79m)

UPVC double glazed window to rear. Heating vent to floor. Fitted wardrobes and overhead cupboard.

ANNEX

PORCH

Door and side screen to front. Radiator. Glazing to lounge. Door to:

LOUNGE 15'4 x 10'8 (4.67m x 3.25m)

Radiator. Feature fireplace with electric fire. Sliding Patio doors to rear. Window to side. Doors to kitchen and bedroom.

KITCHEN 9'0 x 5'8 (2.74m x 1.73m)

Fitted wall and base units with worktops over incorporating stainless steel single drainer sink unit with mixer tap over Electric cooker point. Sliding door cupboard with shelving. Radiator. Walls tiled. Tiled floor.

BEDROOM 11'5 x 8'4 (3.48m x 2.54m)

Windows to side and rear radiator sliding door wardrobes airing cupboard housing wall mounted gas combination boiler.

EN-SUITE SHOWER ROOM

Coloured suite comprising corner shower cubicle, vanity wash hand basin and low-level WC. Radiator. Walls tiled. Window to rear. Access to loft.

EXTERNAL

FRONT

Driveway to front providing ample parking. Lawned garden to front with shrubs and bushes.

REAR

Good Size enclosed rear garden laid to lawn with various mature shrubs and bushes. Garden shed. External tap.

DIRECTIONS

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: TBC

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.