



Dawsons

estate agents



11 Emlyn Terrace, Plasmarl, Swansea, SA6 8LZ

- MID TERRACE PROPERTY
- RECENTLY REFURBISHED
- THREE BEDROOMS
- MODERN FITTED KITCHEN
- LOUNGE & DINING ROOM
- GAS C/H & UPVC D/G
- ENCLOSED REAR GARDEN WITH REAR ACCESS TO GARAGE
- VIEWING HIGHLY RECOMMENDED

Offers Over £110,000

135 Woodfield Street, Morriston, SA6 8AL
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ENTRANCE

Enter via frosted double glazed door with side panel into:

HALLWAY

Under stairs storage. Radiator. Stairs to first floor.

LOUNGE 11'10 (max) x 11'01 (3.61m (max) x 3.38m)

UPVC double glazed window to front. Radiator. Open fireplace with tiled surround. Coving to ceiling.

DINING ROOM 12'06 x 11'04 (max) (3.81m x 3.45m (max))

UPVC double glazed window to rear. Gas fire set on fireplace with tiled surround. Coving to ceiling. Cupboard housing wall mounted gas combination boiler.

KITCHEN 18'08 (max) x 8'06 (5.69m (max) x 2.59m)

Fitted with a modern white high-gloss kitchen with wall base and draw units with work surface over integrated for ring electric hob and oven with extractor fan. Tiled splash back. Breakfast bar. Plumbing for washing machine. Vented for tumble dryer. Space for fridge freezer. UPVC double glazed window to rear. UPVC double glazed door to side.

FIRST FLOOR

LANDING

Door to:

BEDROOM 1 11'04 (max) x 10'09 (3.45m (max) x 3.28m)

UPVC double glazed window to rear. Radiator.

BEDROOM 2 10'08 (max) x 10'07 (3.25m (max) x 3.23m)

UPVC double glazed window to front. Double Radiator.

BEDROOM 3 7'03 x 6'08 (2.21m x 2.03m)

UPVC double glazed window to front. Radiator.

BATHROOM

Re-fitted Modern White Three piece suite comprising low level w.c., pedestal wash hand basin and panelled bath. Radiator. Walls fully tiled. Loft access. Frosted UPVC double glazed window to rear.

EXTERNALLY

The rear garden has a variety of shrubs, plants and trees. Lawned areas. Steps to rear access. Detached Garage and Pit.

DIRECTIONS

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: E

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.

