



36 Dinas Street, Plasmarl, Swansea, SA6 8LQ  
Offers Over £120,000



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Immaculate refurbished three bedroom end terrace, 22' lounge, fitted 'Two Tone' kitchen\diner, first floor bathroom, gas combination heating, UPVC double glazing, enclosed terraced rear garden. Freehold. No Chain.

VIEWING ESSENTIAL TO APPRECIATE

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ENTRANCE

Enter via uPVC double glazed door into:

HALLWAY

Laminate flooring, glass door to:

LOUNGE 22'0 x 16'2 (6.71m x 4.93m)

UPVC double glazed windows to front and rear. Two double radiators. Laminate flooring. Feature fireplace with electric fire. Coving. Stairs to first floor with storage cupboards under.

KITCHEN/DINING ROOM 17'9 x 11'2 (5.41m x 3.40m)

Fully fitted modern fitted Two Tone kitchen comprising of wall and drawer and base units with ample work surfaces over with tiled splash back. Stainless steel sink drainer with mixer tap. Five ring gas cooker with extractor fan over. Central island providing breakfast bar. Plumbed for washing machine. Vented for tumble dryer. Radiator. UPVC double glazed window and door to side.

FIRST FLOOR

LANDING

Laminate flooring. Loft access. Doors to:

BEDROOM 1 14'2 (to wardrobes) x 11'0 (4.32m (to wardrobes) x 3.35m)

Two UPVC double glazed window to front. Radiator. Range of fitted wardrobes.

BEDROOM 2 10'10 x 8'6 (to wardrobe) (3.30m x 2.59m (to wardrobe))

UPVC double glazed window to rear. Radiator. Range of fitted wardrobes.

BEDROOM 3 11'2 x 10'7 (3.40m x 3.23m)

UPVC double glazed window to rear. Radiator.

BATHROOM 8'0 x 7'0 (2.44m x 2.13m)

Modern three-piece suite low level WC, pedestal wash hand basin and sunken bath with mixer tap and electric shower over. Tiled walls and floor. Downlights. Heated towel rail. UPVC double glazed window to side.

EXTERNAL

FRONT

Steps leading up to enclosed front garden with mature shrubs. Gated side access leading to:

REAR

Enclosed rear garden with paved area and steps leading up to lawned garden with further stone chippings. Garden shed

DIRECTIONS

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 700 777

