



# Dawsons

estate agents



## 68 Herbert Thomas Way, Parc Brynheulog, Birchgrove, Swansea, SA7 0HH

- MODERN DETACHED PROPERTY
- FOUR BEDROOMS ONE WITH EN-SUITE SHOWER ROOM
- MODERN FITTED KITCHEN
- FIRST FLOOR BATHROOM
- GAS C/H & UPVC D/G
- PRIVATE ENCLOSED REAR GARDEN
- GARAGE
- VIEWING HIGHLY RECOMMENDED



**£210,000**

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## **ENTRANCE**

Door to front. Tiled floor. Stairs to first floor.

## **CLOAKROOM**

White two piece suite comprising low level w.c and wash hand basin. Radiator. Tiled floor.

## **LOUNGE 16'2 x 9'9 (4.93m x 2.97m)**

UPVC double glazed window to front. UPVC double glazed French doors to rear. Radiator.

## **KITCHEN/BREAKFAST ROOM 16'2 x 9'6 (4.93m x 2.90m)**

Fully fitted with a range modern wood effect wall, base and drawer units with worktops over incorporating stainless steel one and a half bowl sink unit with mixer tap over. Built in gas hob with extractor chimney. Integrated split oven and fridge freezer. UPVC double glazed window to front and rear. Double radiator. Tiled floor. Splash back tiling. Door to ..

## **UTILITY ROOM**

Fitted wall and base units. Dish washer. Concealed wall mounted gas central heating boiler. Recess under stairs with plumbing for washing machine. Radiator. Door to rear.

## **FIRST FLOOR**

### **LANDING**

Stairs to second floor. UPVC double glazed window to front. Radiator. Airing cupboard.

### **MASTER BEDROOM 16'2 x 10'1 (4.93m x 3.07m)**

UPVC double glazed windows to front and window to rear. Two radiators. Range of fitted wardrobes.

### **EN-SUITE SHOWER ROOM**

White three piece suite comprising shower cubicle, low level w.c., and wash hand basin. Radiator. Tiled Floor. UPVC double glazed window to rear.

### **BEDROOM 4 9'9 x 9'9 (2.97m x 2.97m)**

UPVC double glazed window to rear. Radiator.

### **BATHROOM**

White three piece suite comprising low level w.c, wash hand basin and bath. Tiled Floor. UPVC double glazed window to front. Radiator. Wall tiling.

## **SECOND FLOOR**

### **LANDING**

Sky light window to front. Radiator.

### **BEDROOM 2 14'3 x 9'9 (4.34m x 2.97m)**

UPVC double glazed window to front. Radiator. Skylight window to rear.

### **BEDROOM 3 14'3 x 9'9 (4.34m x 2.97m)**

UPVC double glazed window to front. Radiator. Skylight window to rear. Access to loft.

### **EXTERNAL**

Front forecourt with shrubs. Side driveway and garage. Private enclosed rear garden with patio area and lawned area. External tap, lighting and electric socket.

**TENURE:** Freehold

**COUNCIL TAX:**

**EPC RATING:** C

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

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
Morrison, 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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

