



# Dawsons

estate agents



## Hillside, Heol Y Cnap, Treboeth, Swansea, SA5 9DD

- DETACHED BUNGALOW
- THREE BEDROOMS
- FITTED KITCHEN/BREAKFAST ROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- BLOCK PAVED DRIVEWAY & GARAGE
- FREEHOLD
- NO CHAIN
- VIEWING RECOMMENDED TO APPRECIATE



**Offers Over £215,000**

135 Woodfield Street, Morriston, SA6 8AL  
T: 01792 700 777 | F: 01792 799 744  
mo@dawsonsproperty.co.uk

### **KITCHEN/BREAKFAST ROOM 12'1 x 10'1 (3.68m x 3.07m)**

Fitted with a range of 'Walnut' effect wall, base and drawer units with worktops over incorporating stainless steel single drainer sink unit. Five ring gas hob, electric oven and extractor chimney over. Glass display units. Breakfast bar. Integrated dishwasher. Plumbed for washing machine. Plinth lighting. Under cupboard lighting. UPVC double glazed windows to front and side. Aluminium door to side.

### **LOUNGE 25'0 x 12'10 (7.62m x 3.91m)**

UPVC double glazed windows to front and side. Aluminium sliding patio doors to side. Marble feature fireplace with gas fire. Two double radiators.

### **INNER HALL**

Access to loft.

### **BATHROOM 10'5 x 8'6 (3.18m x 2.59m)**

White four piece suite comprising low level w.c., wash hand basin, bath and shower cubicle. Airing cupboard housing wall mounted gas combination boiler. Walls tiled. Double radiator.

### **BEDROOM 1 13'2 to wardrobes x 10'4 (4.01m to wardrobes x 3.15m)**

UPVC double glazed windows to front and rear. Radiator.

### **BEDROOM 2 10'10 to wardrobes x 10'4 (3.30m to wardrobes x 3.15m)**

UPVC double glazed window to rear. Radiator.

### **BEDROOM 3 10'0 x 7'6 (3.05m x 2.29m)**

UPVC double glazed window to side. Radiator. Fitted wardrobes and chest units.

### **EXTERNAL**

Lawned garden to front with flower borders. Block paved driveway leading to garage.

Block paved patio area and chipping area to side.

Good sized enclosed rear garden with patio area and lawned area. Greenhouse. Summer house. External lighting, power and tap.

**TENURE:** Freehold

**COUNCIL TAX:** D

**EPC RATING:** E

**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. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

