



Dawsons

estate agents



10 Spionkop Road, Ynystawe, Swansea, SA6 5AN

- PART EXCHANGE CONSIDERED (SUBJECT TO PRICE)
- SPACIOUS DETACHED PROPERTY SET OVER THREE FLOORS
- FIVE BEDROOMS ONE WITH EN-SUITE SHOWER ROOM
- FITTED KITCHEN & UTILITY ROOM
- SPACIOUS RECEPTION ROOM
- GROUND FLOOR FAMILY BATHROOM
- DRIVEWAY & SINGLE GARAGE

£300,000

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GROUND FLOOR

ENTRANCE HALLWAY

UPVC Oak effect double glazed door and side screen to front. Wood flooring. Radiator. Staircase to first and lower ground floors.

BEDROOM 3 14'0 x 12'3 (4.27m x 3.73m)

UPVC Oak effect double glaze French doors onto rear balcony with views. Radiator.

BEDROOM 4 13'10 x 10'10 (4.22m x 3.30m)

UPVC Oak effect double glazed French doors onto rear balcony with views. Radiator.

BEDROOM 5 10'9 x 10'3 (3.28m x 3.12m)

UPVC Oak effect double glazed door onto rear balcony with views. Radiator.

FAMILY BATHROOM 12'6 x 6'11 (3.81m x 2.11m)

Four piece suite comprising low-level WC, wash hand basin, bath and separate shower cubicle. Wall tiling. Chrome towel radiator. UPVC Oak effect double glazed window to front.

LOWER GROUND FLOOR

KITCHEN/DINING ROOM 24'3 x 10'9 (7.39m x 3.28m)

Fully fitted with a range of cream wall base and draw units with worktops over incorporating stainless steel one and a half bowl sink unit with mixer tap. Built in stainless steel electric oven and six gas ring hob with extractor chimney over. Integrated appliances including dishwasher American fridge\ freezer. Pull-out larder unit.. Splash back tiling. UPVC Oak effect double glazed window to rear. Dining area with UPVC Oak effect double glazed French doors to rear balcony. Radiator.

UTILITY ROOM 10'0 (max) x 9'7 (3.05m (max) x 2.92m)

Plumbed for washing machine and dryer. UPVC Oak effect double glazed window and door to side.

CLOAKROOM

White two piece suite comprising low-level WC and vanity wash hand basin. Splash back tiling. Radiator.

STUDY 7'0 x 6'6 (2.13m x 1.98m)

Radiator.

LIVING ROOM 21'3 x 12'1 (6.48m x 3.68m)

UPVC Oak effect double glazed French doors onto the a balcony. Telephone point. Radiator.

FIRST FLOOR

MASTER BEDROOM 20'3 (max) x 19'8 (max) (6.17m (max) x 5.99m (max))

Three skylight windows. Radiator.

EN-SUITE SHOWER ROOM

Three piece suite comprising low-level WC, wash hand basin and walk-in shower enclosure. Chrome towel radiator.

BEDROOM 2 L SHAPED 16'10 (max) x 16'10 (max) (5.13m (max) x 5.13m (max))

Two Skylight windows. Radiator.

EXTERNAL

Block paved driveway parking to front and single garage. Access to enclosed rear garden with high spec composite decking area and further lawned area.

TENURE:

Tenure to be Confirmed.

COUNCIL TAX: F

EPC RATING: B

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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

