



# Dawsons

estate agents



## Gwernfadog Road, Ynysforgan, Swansea, SA6 6RZ

- EXTENDED END TERRACE PROPERTY
- THREE BEDROOMS
- KITCHEN PLUS UTILITY ROOM
- LOUNGE/DINING ROOM
- FIRST FLOOR BATHROOM
- GAS C/H & UPVC D/G
- ENCLOSED REAR GARDEN
- IN NEED OF UPDATING
- IDEAL FIRST TIME BUY OR INVESTMENT
- NO CHAIN

**Asking Price £85,000**

135 Woodfield Street, Morriston, SA6 8AL  
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## **ENTRANCE PORCH**

Hardwood door to front. Tiled floor. Tiled walls.

## **HALLWAY**

Aluminium frosted door to front. Radiator. Stairs leading to first floor. Folding door Leading to:

## **LOUNGE 14'3 x 12'7 (max) (4.34m x 3.84m (max))**

UPVC double glazed window to front. Radiator. Under stairs storage. Feature gas fireplace housing back boiler. Open plan leading to...

## **DINING ROOM 9'1 x 7'7 (2.77m x 2.31m)**

UPVC double glazed window to rear. Double radiator. Door leading to:

## **KITCHEN 9'1 x 8'4 (2.77m x 2.54m)**

Fitted base and drawer units incorporating stainless steel single drainer sink unit. Under stairs storage. UPVC double glazed window to rear. Doors leading to:

## **UTILITY ROOM**

UPVC double glazed door rear. Radiator. Walls fully tiled. Door leading to:

## **CLOAKROOM**

White two piece suite comprising low-level WC and wash hand basin. UPVC double glazed window to rear. Double radiator

## **FIRST FLOOR**

### **LANDING**

Loft access. Airing cupboard housing hot water tank. Doors leading to:

### **BATHROOM**

White three-piece suite comprising low-level WC, wash hand basin and bath with modesty rail. UPVC double glazed frosted window to rear. Radiator.

### **BEDROOM 1 12'8 x 8'8 (max) (3.86m x 2.64m (max))**

UPVC double glazed window to rear. Radiator. Freestanding shower cubicle.

### **BEDROOM 2 10'8 x 8'6 (3.25m x 2.59m)**

UPVC double glazed window to front. Radiator.

### **BEDROOM 3 8'6 (max) x 7'8 (2.59m (max) x 2.34m)**

UPVC double glazed window to front. Over stairs-storage.

## **EXTERNAL**

### **FRONT**

Front garden laid to lawn with paved pathway. Range of mature trees and shrubs. Potential to create off road parking.

### **REAR**

Private enclosed rear garden laid to lawn. Paved patio area. Garden Shed. Range of mature trees and shrubs.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC RATING:** TBC

**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.

