



# Dawsons

estate agents



## 53 Parc Avenue, Morrison, Swansea, SA6 8HH

- DETACHED PROPERTY
- THREE BEDROOMS
- KITCHEN PLUS UTILITY ROOM
- TWO RECEPTION ROOMS
- FIRST FLOOR SHOWER ROOM
- GAS C/H & UPVC D/G
- ENCLOSED REAR GARDEN
- CLOSE TO LOCATE AMENITIES



**Offers In The Region Of £155,000**

135 Woodfield Street, Morrison, SA6 8AL  
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## **ENTRANCE HALLWAY**

Enter via UPVC double glazed door to front. Laminate flooring. Radiator. Stairs to first floor.

## **CLOAKROOM**

Two piece suite comprising of low-level WC and wall mounted wash hand basin. UPVC double glazed window to front.

## **LOUNGE 26' into bay x 11'7 MAX (7.92m into bay x 3.53m MA X)**

UPVC double glazed bay window to front. UPVC double glazed window to rear. Two radiators. Laminate flooring.

## **KITCHEN 10' x 9'3 (3.05m x 2.82m)**

Modern fitted kitchen comprising of wall base and draw units with work surfaces over. One and a half stainless steel sink drainer with mixer tap. Tiled splash back. Gas cooker point. Extractor Fan. Plumbed for washing machine. Double radiator. Tiled floor. UPVC double glazed window to rear. Door to...

## **UTILITY AREA 9'9 x 7'2 (2.97m x 2.18m)**

UPVC double glazed sliding doors to rear. Loft access housing gas combination boiler. Laminate flooring. Double radiator. Door to..

## **DINING ROOM 17'7 x 7'8 (5.36m x 2.34m)**

UPVC double glazed window to front. Radiator. Laminate flooring.

## **FIRST FLOOR**

### **LANDING**

Loft access. Airing cupboard.

### **BEDROOM 1 10'7 to wardrobes x 11'5 (3.23m to wardrobes x 3.48m)**

UPVC double glazed window to rear. Radiator. Laminate flooring. UPVC double glazed window to side.

### **BEDROOM 2 11 x 8'7 (0.28m x 2.62m)**

UPVC double glazed window to front. Radiator. Laminate flooring.

### **BEDROOM 3 9'2 x 7'9 (2.79m x 2.36m)**

UPVC double glazed window to front. Radiator. Laminate flooring. Storage cupboard.

### **SHOWER ROOM 6'4 x 6 (1.93m x 0.15m)**

Modern three-piece suite comprising of low-level WC, vanity wash hand basin and corner shower en-closure with mains shower attachment. Tiled walls. Tiled floor. Heated towel rail. UPVC double glazed window to rear.

## **EXTERNAL**

Driveway to front. Stone chipped area with mature shrubs. Side pedestrian access leading to enclosed tiered rear garden with lawn area and a range of mature shrubs. Block built outhouse.

**TENURE:** Freehold

**COUNCIL TAX:** D

**EPC RATING:** D

**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.

