



Dawsons

estate agents



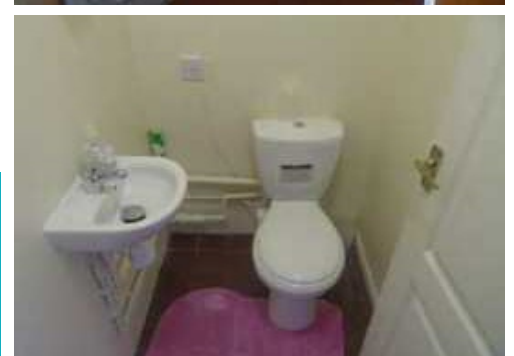
4 Maes Y Dderwen, Llangyfelach, Swansea, SA6 6ET

- DECEPTIVELY LARGE MID LINK PROPERTY
- THREE DOUBLE BEDROOMS
- KITCHEN
- LOUNGE/DINING ROOM & SITTING ROOM
- CLOAKROOM
- GAS C/H & UPVC D/G
- ENCLOSED REAR GARDEN WITH REAR PEDESTRIAN ACCESS
- NO CHAIN. EPC - D



Offers In The Region Of £149,995

135 Woodfield Street, Morrison, SA6 8AL
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ENTRANCE PORCH

Enter via UPVC double glazed door to front and window to side. Laminate flooring. Door to:

LOUNGE 20'3 (max) x 11'9(max) (6.17m (max) x 3.58m (max))

Stairs to first floor. Laminate flooring. UPVC double glazed window to front and rear. Two double radiators. Wooden feature fireplace set on hearth with gas fire. Under stairs storage cupboard. Doors to..

KITCHEN 10'8 x 8'5 (3.25m x 2.57m)

Fitted kitchen comprising of wall, base, and drawer units with work surface over. Gas cooker point. Stainless steel sink drainer with mixer tap. Tiled splash back. Plumbed for washing machine. Space for tumble dryer. Space for fridge. Breakfast bar. Tiled floor. UPVC double glazed window to rear. UPVC double glazed door to rear.

DINING ROOM 13'1 x 7'9 (3.99m x 2.36m)

UPVC double glazed window to front. Double radiator. Coving. Door to:

CLOAKROOM

Two piece suite comprising of low-level W.C, and wall mounted wash hand basin.

FIRST FLOOR

LANDING

Loft access with Pull down ladder. Airing cupboard.

BEDROOM 1 11'9 (max) x 9'1 (max) (3.58m (max) x 2.77m (max))

UPVC double glazed window to front. Radiator. Built in storage cupboard.

BEDROOM 2 10'8 (to wardrobes) x 8'1 (3.25m (to wardrobes) x 2.46m)

UPVC double glazed window to front. Radiator. Fitted storage cupboard.

BEDROOM 3 9'7(max) x 9'0 (max) (2.92m (max) x 2.74m (max))

UPVC double glazed window to rear. Double radiator. Range of fitted wardrobes.

BATHROOM

Modern three-piece suite comprising of low-level W.C, vanity wash hand basin and panelled bath with electric shower and modesty curtain. Heated towel rail. Tiled walls. UPVC double glazed windows to rear. Coving.

EXTERNAL

FRONT

Off-road parking to front for two cars.

REAR

Enclosed rear garden which is entirely paved. Outside Tap. Greenhouse. Garden shed which provides rear access.

TENURE: Freehold

COUNCIL TAX: C

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

