



Dawsons

estate agents



19 Bryn Helyg, Winch Wen, Swansea, SA1 7LP

- EXTENDED SEMI DETACHED PROPERTY
- TWO BEDROOMS PLUS NURSERY
- L SHAPED LOUNGE/DINING ROOM/KITCHEN
- GROUND FLOOR BATHROOM
- GAS C/H & UPVC D/G
- ENCLOSED REAR GARDEN
- SIDE DRIVEWAY. EPC - C
- VIEWING HIGHLY RECOMMENDED



Offers In The Region Of £115,000

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ENTRANCE HALLWAY

Entered via UPVC double glazed window to front. Double radiator. Storage cupboard. Stairs to first floor. Doors to:

RECEPTION ROOM 13'3 x 10'3 (4.04m x 3.12m)

(Currently being used as Bedroom) UPVC double glazed window to front. Feature fireplace with wood surround. Double radiator.

BATHROOM 9'3 x 7'6 (2.82m x 2.29m)

Four piece suite comprising of low-level W.C, wall mounted wash hand basin, corner Jacuzzi bath and shower enclosure with electric shower attachment and modesty curtain. Tiled floor and walls. Down lights. Double radiator. UPVC double glazed window to rear.

FAMILY ROOM 18'0 x 10'7 (5.49m x 3.23m)

UPVC double glazed doors to side. Tiled floor. Two double radiators. Coving. Opening to:

KITCHEN/DINING ROOM 14'3 x 11'3 (4.34m x 3.43m)

Modern fitted 'Cook & Lewis' anthracite grey gloss kitchen with work surface over. One and a half sink drainer with mixer tap. Four ring electric hob with electric oven and extractor fan over. Tiled splash-back. Plumbing for washing machine. Concealed wall mounted gas combination boiler. Double radiator. Tiled floor. Loft access. UPVC double glazed window and door to rear.

FIRST FLOOR

LANDING

UPVC double glazed window to side. Loft access.

BEDROOM 1 13'2 x 10'4 (4.01m x 3.15m)

UPVC double glazed window to front. Double radiator. Walk in storage cupboard.

BEDROOM 2 9'4 x 7'3 (2.84m x 2.21m)

UPVC double glazed window to side. Double radiator.

NURSERY 6'0 x 5'5 (1.83m x 1.65m)

UPVC double glazed window to rear. Double radiator.

EXTERNAL

Driveway to front providing off-road parking. Raised lawned area with a range mature shrubs. Gated pedestrian access leading to a enclosed courtyard with a range of shrubs.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: C

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.

