



# Dawsons

estate agents



## 22 Clase Road, Morrison, Swansea, SA6 8DS

- MID TERRACE PROPERTY
- TWO BEDROOMS
- THREE RECEPTION ROOMS
- G/F SHOWER ROOM
- GAS C/H & UPVC D/G
- LARGE ENCLOSED REAR GARDEN
- REQUIRES UPDATING
- NO CHAIN EPC - D



## Offers In The Region Of £85,000

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

Enter via a UPVC double glazed door to front. Dado rail. Glass door to:

### **RECEPTION 1 11'9 x 10'4 (3.58m x 3.15m)**

UPVC double glazed window to front. Coving. Double radiator. Electric feature fireplace. Alcove storage.

### **RECEPTION 2 10'4 x 9'6 (3.15m x 2.90m)**

UPVC double glazed window to rear. Radiator. Coving. Under stairs storage cupboard. Stairs to first floor.

### **RECEPTION 3 13'0 x 10'3 (3.96m x 3.12m)**

UPVC double glazed window to side. Radiator. Coving. Wooden feature fireplace set on hearth. Alcove storage cupboards. Opening to:

### **KITCHEN/DINING ROOM 20'6 x 8'10 (6.25m x 2.69m)**

Fitted kitchen comprising of wall, base and drawer units with work surfaces over incorporating stainless steel sink drainer with mixer tap. Tiled splash back. Gas cooker point. Extractor fan. Plumbed for washing machine. Tiled floor. Two radiators. Tiled floor. UPVC double glazed window to rear. Sliding door to:

## **INNER HALLWAY**

UPVC door to rear. Tiled floor. Coving. Partly tiled walls. Door to:

### **SHOWER ROOM 7'2 x 6'0 (2.18m x 1.83m)**

Three-piece suite comprising of low level WC, pedestal wash hand basin and glass shower enclosure with mains shower attachment. Airing cupboard housing gas combination boiler. Tiled walls. Radiator.

## **FIRST FLOOR**

## **LANDING**

### **BEDROOM ONE 13'5 x 11'9 (4.09m x 3.58m)**

UPVC double glazed window to front. Coving. Double Radiator.

### **BEDROOM TWO 10'5 x 10'2 (3.18m x 3.10m)**

UPVC double glazed window to rear. Storage cupboard. Loft access. Double radiator.

## **EXTERNAL**

Large enclosed rear garden which comprises of paved area leading onto lawned garden with a range of mature trees and shrubs. Garden shed.

## **PLEASE NOTE**

This Property has Right of way access from number 21.

**TENURE:** Freehold

**COUNCIL TAX:** A

**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.

