



Dawsons

estate agents



38 Lan Street, Morriston, Swansea, SA6 7AY

- TRADITIONAL SEMI DETACHED PROPERTY
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- FIRST FLOOR BATHROOM
- GAS C/H & UPVC D/G
- SIDE PEDESTRIAN ACCESS
- NO CHAIN EPC - D



£75,000

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ENTRANCE PORCH

UPVC double glazed door to front. Door to...

HALLWAY

Radiator. Stairs to first floor. Dado rail.

LOUNGE 11'10 x 11'1 (3.61m x 3.38m)

UPVC double glazed window to rear. Feature fireplace with electric fire on marble hearth and insert. Double radiator. Telephone point. Dado rail. Glazed double doors to:

DINING ROOM 10'10 x 9'10 (3.30m x 3.00m)

UPVC double glazed window to front. Double radiator. Dado rail.

KITCHEN 10'0 x 8'0 (3.05m x 2.44m)

Fitted wall, base and drawer units with worktops over incorporating stainless steel single drainer sink unit. Four ring gas hob, split level double oven. Plumbed for washing machine. UPVC double glazed windows to side and rear. Door to side. Double radiator.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1 14'0 x 9'10 (4.27m x 3.00m)

UPVC double glazed window to front. Radiator.

BEDROOM 2 12'0 x 8'2 (3.66m x 2.49m)

UPVC double glazed window to rear.

BATHROOM 9'0 (max) x 7'4 (2.74m (max) x 2.24m)

Step down to: white three piece suite comprising Cast Iron bath, pedestal wash hand basin and low level W.C. Radiator. Walls half tiled. Airing cupboard housing wall mounted gas combination boiler. UPVC double glazed window to rear.

EXTERNAL

FRONT

Front forecourt. Side gate giving pedestrian access to:

REAR

Enclosed rear garden with various lawned areas. Garden shed. Greenhouse. External stores. External lighting.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: D

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

