



Dawsons

estate agents



17 Beryl Road, Clydach, Swansea, SA6 5QB

- DETACHED FAMILY HOME
- FOUR BEDROOMS (TWO WITH EN-SUITES)
- TWO RECEPTION ROOMS & CONSERVATORY
- 22' KITCHEN/BREAKFAST ROOM
- UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING & GARAGE
- EPC - D
- VIEWING HIGHLY RECOMMENDED



Offers In The Region Of £265,000

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ENTRANCE HALLWAY

UPVC double glazed glass panelled door to front. Stairs leading to first floor. Laminate flooring. Doors leading to:

CLOAKROOM 7'4 x 3'1 (max) (2.24m x 0.94m (max))

UPVC double glazed frosted window to front. White two-piece suite, comprising of low-level WC and wash hand basin with splash-back tiling. Laminate Flooring.

LOUNGE 17'5 x 14'3 (max) (5.31m x 4.34m (max))

UPVC double glazed gold leaded bay window to front. Electric feature fireplace. Ceiling coving. Decorative ceiling rose. TV Power Point. Double radiator. Wooden french doors leading to:

SITTING/DINING ROOM 10'3 x 10'0 (3.12m x 3.05m)

UPVC double glazed gold leaded French doors the front to rear. Single radiator. TV Power Point. Door leading to:

KITCHEN/BREAKFAST ROOM 22'4 x 10'0 (max) (6.81m x 3.05m (max))

'Light beach-wood' fitted kitchen comprising a range of wall base and draw units. Stainless steel single sink drainer unit. Splash-back wall tiling. Split level integrated Oven. Plumbed for washing machine Dishwasher. UPVC double glazed gold leaded windows to rear. Double radiator. Induction hob with over head extractor fan. Integrated fridge and freezer. Under-stairs storage cupboard. Kitchen uplighting. Double Glazed UPVC sliding doors into:

CONSERVATORY 10'9 x 8'7 (max) (3.28m x 2.62m (max))

UPVC double glazed windows and french doors to side. Spot lighting. Double Radiator.

INTEGRAL GARAGE 18'9 x 11'1 (5.72m x 3.38m)

Housing boiler. Shelving and storage.

FIRST FLOOR

LANDING

Doors leading to:

MASTER BEDROOM 17'6 x 11'1 (max) (5.33m x 3.38m (max))

UPVC double glazed gold leaded window to front. Single radiator. Fitted wardrobes. TV Power Point. Door leading to:

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.

EN-SUITE 9'3 x 5'9 (2.82m x 1.75m)

UPVC double glazed frosted window to side. Ivory three-piece suite comprising of low-level WC, wash hand basin with splash back tiling and corner shower with wall tiling. Single radiator.

BATHROOM 9'6 x 5'6 (2.90m x 1.68m)

UPVC double glazed frosted window to side. White three-piece suite comprising of a level WC, wash wash and basin and bath with brass mixer tap and shower head. White wall tiling. Tiled flooring.

AIRING CUPBOARD

Housing water tank. Shelving and rails.

BEDROOM 2 12'9 x 11'6 (max) (3.89m x 3.51m (max))

UPVC double glazed window to rear. White fitted wardrobes. Over-stairs storage cupboard. TV Power Point. Single radiator.

EN-SUITE 9'4 x 5'9 (2.84m x 1.75m)

UPVC double glazed frosted window to side. White three piece suite comprising of level WC, wash hand basin and splash-back tiling, and corner shower unit with white wall tiling. Single radiator.

BEDROOM 3 11'0 x 7'10 (3.35m x 2.39m)

UPVC double glazed window to front. TV power point. Single radiator.

BEDROOM 4 10'5 x 6'3 (3.18m x 1.91m)

Radiator. Double glazed window to rear. Fitted mirrored panel wardrobes.

EXTERNAL

FRONT

Off road parking for several vehicles.

REAR

Private enclosed garden with a range of mature plants and shrubs. Part lawn part decked areas. External tap and gated side access.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 700 777

