



Dawsons

estate agents



**606 Birchgrove Road, Glais, Swansea,
SA7 9EN**

- PURPOSELY ADAPTED FOR DISABLED ACCESS
- DETACHED FIVE BEDROOM
- FITTED KITCHEN & UTILITY ROOM
- TWO RECEPTION ROOMS
- CARERS AREA
- SPA ROOM (SPA NOT TESTED)
- CONSERVATORY
- GAS C/H & UPVC D/G
- EPC - C



Offers In The Region Of £299,995

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PORCH/HALLWAY

Entered via UPVC double glazed French doors to front. Tiled floor. Coving. Downlights. Double radiator. UPVC double glazed window to side. Disability through floor Lift. Opening to...

INNER HALLWAY

Stairs to first floor. Wood flooring. UPVC double glazed windows to side. Four double radiators. Under stairs storage cupboard. Archway leading to

FURTHER HALLWAY

Double storage cupboard. Wood flooring. Down lights. Double radiator.

PURPOSE-BUILT WET ROOM 16'5x11'7 (5.00m x 3.53m)

Tiled walls and floor. Three double radiators. UPVC double glazed window to front. Velux windows. Down lights. Mechanical hoist. Hot Tub Spa (untested)

STUDY 7'4 x 7'1 (2.24m x 0.18m)

Range of base units with work surfaces over. Solid wood flooring. Radiator. Down lights. UPVC double glazed window to side.

CLOAKROOM 7'4 x 4'8 (2.24m x 1.42m)

Comprising of low-level WC and pedestal wash hand basin. Tiled floor and tiled walls. Double radiator. Down lights. UPVC double glazed window to side.

DINING ROOM 12'0 x 11'0 (39'4" x 36'1")

UPVC double glazed French doors to front. Wood flooring. Coving. Radiator.

STORE ROOM 6'5x5'2 (1.96m x 1.57m)

Window to rear. Wood flooring. Radiator. Coving.

LOUNGE/CINEMA ROOM 23'2 x 12'8 (7.06m x 3.86m)

Wood effect burner(not tested) with Wood Surround and hearth. Two double radiators. Coving. UPVC double glazed sliding doors to conservatory..

CONSERVATORY

Tiled floor. UPVC double glazed windows to side and rear UPVC double glazed door to rear.

KITCHEN 11'9 x 11'0 (3.58m x 0.28m)

Mexican-style fitted kitchen with high-gloss work surface over. Resin 1 ½ sink drainer unit with mixer tap. Agar style cooker (tested) with extractor fan over. Tiled splash-back. Coving. Tiled floor. Radiator. UPVC double glazed window to rear. Door to..

UTILITY ROOM 9'9 x 6'2 (2.97m x 0.15m)

Freestanding Boiler. Tiled floor. Plumbing for washing machine. UPVC double glazed window and door to rear and side.

FIRST FLOOR

LANDING

Loft access. Coving. Radiator.

BEDROOM 1 12'1 x 11'06 (3.68m x 0.28m)

UPVC double glazed window to front. Radiator. Coving.

BEDROOM 2 12'1 x 11'11 (3.68m x 3.63m)

UPVC double glazed window to rear. Radiator. Coving.

BATHROOM 10'9 x 7'5 (3.28m x 0.18m)

Four piece suite comprising of low-level WC. Pedestal wash hand basin. Roll-top bath with maons shower attachment and mixer tap. Corner Jacuzzi shower enclosure. Tiled walls and floor. Chrome heated towel rail. Down lights. Coving. UPVC double glazed window to rear.

BEDROOM 3 11'7 x 10'8 (3.53m x 0.25m)

UPVC double glazed window to rear. Radiator. Coving.

BEDROOM 4 12'7 x 11'3 (3.84m x 0.28m)

Purposely adapted room which has mechanical hoist. Double radiator. Wood flooring. Coving. Opening to...

INNER HALL

Wood flooring. Velux. Storage cupboard housing gas combination boiler. Down lights.

BEDROOM 5 9'7 x 20'3 Max (2.92m x 0.51m Max)

Adapted room which has access via ground floor lift. Wood flooring. Down nights. Two UPVC doubled glazed windows to front and side. Two Double radiator . Storage cupboards.

WETROOM 13'2 x 11'4 (4.01m x 0.28m)

Purposely adapted wet room comprising of specialised low-level W.C, wall mounted wash hand basin and disability bath. Mechanical hoist. Two Double radiators. Partly tiled walls. UPVC double glazed window to front. Velux. Down lights.

EXTERNAL FRONT

Gated driveway access leading to enclosed courtyard which provides parking for multiple vehicles. Stone chip front garden. Steps leading up to front door. Purposely built wheelchair ramp. Side pedestrian access.

EXTERNAL REAR

Enclosed rear garden which consists of paved areas and further stone chip borders with mature shrubs. Raised decked area providing access to conservatory. Wheelchair accessible to lower garden. Outside tap.

TENURE: Freehold

COUNCIL TAX: F

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

