



Dawsons

estate agents



41 Cyril Evans Way, Morriston, Swansea, SA6 6PU

- EXECUTIVE MODERN DETACHED PROPERTY
- FOUR BEDROOMS MASTER WITH EN-SUITE
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- FIRST FLOOR FAMILY BATHROOM
- GAS CENTRAL HEATING
- LANDSCAPED GARDENS
- INTEGRAL DOUBLE GARAGE
- EPC - TBC

Asking Price £295,000

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ENTRANCE HALLWAY

Door to front. Concealed radiator. Stairs to first floor. Coving. Door to garage which houses wall mounted gas combination boiler.

CLOAKROOM

White two piece suite comprising low level w.c, wall mounted wash hand basin. Radiator. Coving.

LOUNGE 14'10 (into bay) x 11'7 (4.52m (into bay) x 3.53m)

UPVC double glazed bay window to front. Double radiator. Limestone feature fireplace and hearth with inset 'Coal' effect gas fire. Coving.

DINING ROOM 11'10 x 11'7 (3.61m x 3.53m)

UPVC double glazed window to rear. Radiator. Coving.

KITCHEN/BREAKFAST ROOM 21'2 x 11'0 (6.45m x 3.35m)

Fitted with a range of 'Beech' effect wall, base and drawer units with worktops over incorporating China one and a half bowl sink unit with mixer tap over. Integrated fridge. Four ring gas hob with extractor fan over and split level double oven. UPVC double glazed window to rear. UPVC double glazed French doors to rear. Double radiator. Under stairs storage cupboard. Open to:

UTILITY ROOM 9'4 x 5'4 (2.84m x 1.63m)

Fitted base units with worktops over incorporating Resin single drainer sink unit. Plumbing for washing machine. Integrated Freezer. Door to side. Double radiator.

FIRST FLOOR

LANDING

Access to loft. Double door airing cupboard. Double radiator. Coving.

BEDROOM 1 14'8 x 12'0 (4.47m x 3.66m)

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

EN-SUITE

White three-piece suite comprising low-level WC, pedestal wash and basin and bath with shower over and modesty screen. Wall tiling. Double radiator. Shaver point. UPVC double glazed window to front.

BEDROOM 2 15'0 x 11'3 (max) (4.57m x 3.43m (max))

UPVC double glazed window to rear. Double radiator. Coving.

BEDROOM 3 12'0 x 10'5 (3.66m x 3.18m)

UPVC double glazed window to rear. Double radiator. Coving. Wardrobes.

BEDROOM 4 14'7 x 11'0 (4.45m x 3.35m)

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

FAMILY BATHROOM 9'10 x 7'9 (3.00m x 2.36m)

White four piece suite comprising low-level WC, pedestal wash basin, bath with shower attachment and corner shower cubicle. Double radiator. UPVC double glazed window to rear. Coving.

EXTERNAL

FRONT

Driveway leading to double garage. Lawned area to front.

REAR

Enclosed landscaped rear garden with an abundance of shrubs and bushes and climbing plants. Pergola. Lawned area. Sandstone patio area.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING:

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.

