



Dawsons

estate agents

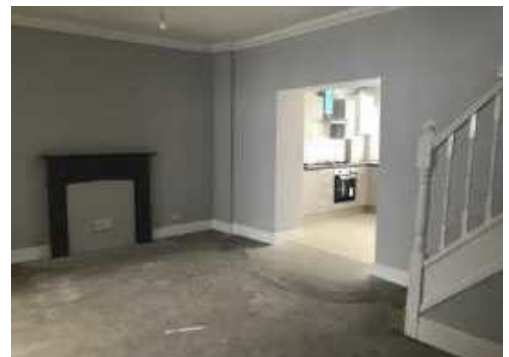
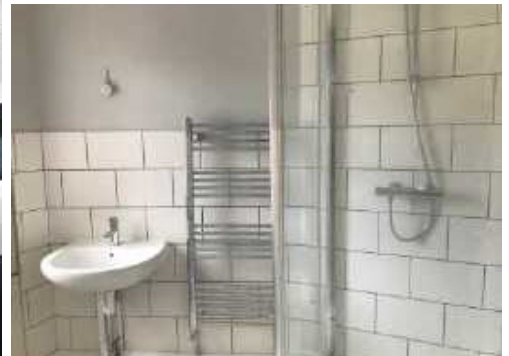


**16 Morfydd Street, Morriston, Swansea,
SA6 8BN**

- NEWLY REFURBISHED
- END TERRACE PROPERTY
- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- LOUNGE/DINING ROOM
- GROUND FLOOR SHOWER ROOM
- GAS C/H & UPVC D/G
- NO ONWARD CHAIN
- EPC-D

Asking Price £115,000

135 Woodfield Street, Morriston, SA6 8AL
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ENTRANCE HALLWAY

UPVC double glazed door to front. Radiator.

DINING ROOM 13'6 x 9'1 (4.11m x 2.77m)

UPVC double glazed window to front. Radiator. Square divide to..

LOUNGE 18'3 (max) x 11'3 (5.56m (max) x 3.43m)

Feature fireplace surround. Radiator. Turned staircase to first floor with storage cupboard under.

KITCHEN 10'3 x 10'0 (3.12m x 3.05m)

Fitted with a range of modern wall base and drawer units with worktop over incorporating stainless steel single drainer sink unit. Gas hob, electric oven and extractor fan. Plumbing for washing machine. Wall mounted gas combination boiler. Double radiator. Walls half tiled. UPVC double glazed window and door to rear.

SHOWER ROOM 12'3 (max) x 7'10 (max) (3.73m (max) x 2.39m (max))

White three piece suite comprising low-level WC, wash and basin and corner shower cubicle. Walls tiled. Chrome towel radiator. UPVC double glazed window to rear.

FIRST FLOOR

LANDING

Radiator. Access to loft. UPVC double glazed window to rear.

BEDROOM 1 (L Shaped) 12'8 (max) x 10'7 (max) (3.86m (max) x 3.23m (max))

UPVC double glazed window to rear. Radiator.

BEDROOM 2 10'9 x 9'10 (3.28m x 3.00m)

UPVC double glazed window to front. Radiator.

BEDROOM 3 10'9 x 8'4 (3.28m x 2.54m)

UPVC double glazed window to front. Radiator.

EXTERNAL

Enclosed rear patio garden.

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.

