



# Dawsons

estate agents



## 26 Dan Danino Way, The Alders, Morrision, SA6 6PJ

- MODERN LINK DETACHED PROPERTY
- DRIVEWAY & ADDITIONAL PARKING
- THREE BEDROOMS
- CLOAKROOM & EN-SUITE
- GAS C/H & UPVC D/G
- KITCHEN/DINING ROOM
- VIEWING RECOMMENDED
- FREEHOLD EPC-D
- EPC-D

**Offers In The Region Of £172,950**

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## **ENTRANCE HALLWAY**

Enter via door to front. Wood flooring. Stairs to first floor. Double radiator.

## **CLOAKROOM**

White two piece suite comprising low level W.C and wash hand basin. Radiator. UPVC double glazed window to front. Wood flooring.

## **LOUNGE 14'2 x 12'7 (max) (4.32m x 3.84m (max))**

UPVC double glazed window to front. Double radiator. Wood flooring. Double doors to:

## **KITCHEN/DINING ROOM 16' x 9'8 (4.88m x 2.95m)**

Fitted with a range of Maple 'effect' wall and base units incorporating single drainer sink unit with mixer taps. Built-in gas hob, electric oven and extractor fan. Wall mounted gas central heating boiler. Plumbed for washing machine. Splash back tiling. Wood flooring. Understairs storage cupboard. UPVC double glazed window to rear. UPVC double glazed French doors to rear.

## **FIRST FLOOR**

### **LANDING**

Access to loft. Airing cupboard. Housing hot water tank.

### **BEDROOM 1 10'9 x 8'5 (max) (3.28m x 2.57m (max))**

UPVC double glazed window to front. Fitted wardrobes. Radiator. Built-in storage cupboard. Coving.

### **EN-SUITE**

White three piece suite comprising low level w.c, vanity wash hand basin and tiled shower cubicle. Radiator. UPVC double glazed window to front. Down lights.

### **BEDROOM 2 9'9 x 9'4 (2.97m x 2.84m)**

UPVC double glazed window to rear. Radiator. Coving,

### **BEDROOM 3 9'9 x 6'7 (2.97m x 2.01m)**

UPVC double glazed window to rear. Radiator. Fitted wardrobe.

## **BATHROOM**

White three piece suite comprising low level W.C, wash hand basin and bath. Splash back tiling. Shaver point. Radiator. UPVC double glazed window to side. Tiled wall. Heated towel rail. Laminate flooring. Down lights.

## **EXTERNAL**

Lawned area to front. Driveway leading to garage. Side and rear garden laid to lawn.

**TENURE:** Freehold

**COUNCIL TAX:** E

**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.

