



Dawsons

estate agents

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Llansamlet, Swansea, SA7 0NH**

£148,500

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ENTRANCE HALL

UPVC double glazed door to front. Stairs to first floor.

CLOAKROOM

White two piece suite comprising low level W.C and wash hand basin. UPVS double glazed window to side.

KITCHEN 13'06 x 6'11 (4.11m x 2.11m)

Modern fitted kitchen comprising a range of wall and base units with integrated stainless steel one and a half bowl drainer with mixer tap over. Splash back tiling. Integrated stainless steel electric double oven with gas hob and extractor hood over. Plumbing for washing machine. UPVC double glazed window to front. Radiator. Laminate flooring. Spot lighting.

LOUNGE 13'11 x 11'05 (4.24m x 3.48m)

UPVC double glazed patio doors. Radiator.

FIRST FLOOR

LANDING

Stairs to first floor. UPVC double glazed window to front. UPVC double glazed window to side. Radiator.

BEDROOM 2 13'11 x 9'09 (4.24m x 2.97m)

UPVC double glazed window to rear. Radiator. Range of fitted wardrobes.

BATHROOM

Three piece white suite comprising low level W.C, pedestal wash hand basin and bath. Tiled walls and tiled floor. Extractor fan. Radiator.

BEDROOM 3 8'06 x 7'0 (2.59m x 2.13m)

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UPVC double glazed window to front. Radiator.

LANDING

Airing cupboard housing boiler. Radiator.

BEDROOM 1 13'11 x 9'08 (4.24m x 2.95m)

Loft access. Fitted wardrobes. Two Velux Skylight windows to rear. Sloped ceiling. Radiator.

EN-SUITE SHOWER ROOM

Three piece white suite comprising low level W.C, pedestal wash hand basin and fully tiled corner shower enclosure. UPVC double glazed window to front. Radiator.

EXTERNAL

Driveway and garage. Lawned rear garden with patio.

TENURE: Freehold

COUNCIL TAX:

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.

