



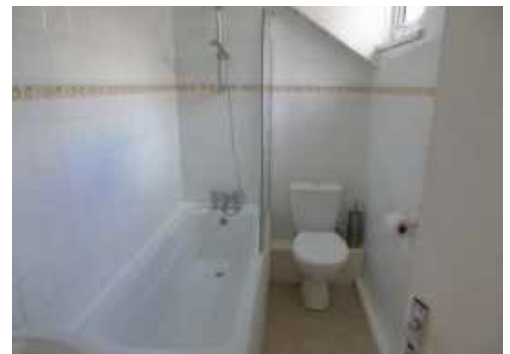
Dawsons

estate agents



206 Trewyddfa Road, Morriston, Swansea, SA6 8NX

- MID TERRACE COTTAGE
- TWO BEDROOMS
- FITTED 'GLOSS' KITCHEN
- GAS COMBINATION HEATING
- UPVC DOUBLE GLAZING
- FIRST FLOOR BATHROOM
- outhouse & GARAGE
- FREEHOLD NO CHAIN
- EPC - E



Offers In The Region Of £69,995

135 Woodfield Street, Morriston, SA6 8AL
T: 01792 700 777 | F: 01792 799 744
mo@dawsonsproperty.co.uk



ENTRANCE PORCH

UPVC double glazed door to front. Radiator. Tiled floor.

LOUNGE 14'4 (max) x 12'4 (4.37m (max) x 3.76m)

UPVC double glazed window to front enjoying views. Radiator. Stairs to first floor. Alcove shelving. Understairs storage cupboard.

KITCHEN 11'4 x 7' (3.45m x 2.13m)

Fitted with a range of gloss wall base and drawer units with worktops over incorporating stainless steel single drainer sink unit with mixer tap. Four ring gas hob, electric oven and extractor fan. Plumbing for washing machine. Chrome towel radiator. UPVC double glazed window and door to side.

FIRST FLOOR

LANDING

BEDROOM 1 11'7 x 9'6 (7'4 min) (3.53m x 2.90m (2.24m min))

UPVC double glazed window to front enjoying views. Radiator. Built-in wardrobe.

BEDROOM 2 11'1 x 6'11 (3.38m x 2.11m)

UPVC double glazed window to side. Double radiator. Airing cupboard housing wall mounted gas combination boiler and double radiator.

BATHROOM

White three piece suite comprising low level W.C. Wash hand basin and bath with shower attachment. Radiator UPVC double glazed window to side. Walls tiled.

EXTERNAL

Shared pedestrian access via steps and driveway. Detached garage (leased). Patio area to front enjoying views. Shared pathway to further enclosed patio area. Further garden in need of attention. Japanese knotweed treatment plan in place.

OUTHOUSE 11' x 7'2 (3.35m x 2.18m)

UPVC door to side. Two UPVC double glazed windows. Power and light.

TENURE: Freehold

COUNCIL TAX: A

EPC RATING: E

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.

