



Dawsons

estate agents



48 Heol Dal Y Coppa, Llansamlet, Swansea, SA7 9UZ

- DETACHED BUNGALOW ON CORNER PLOT
- THREE BEDROOMS
- DETACHED GARAGE & DRIVEWAY
- KITCHEN/BREAKFAST ROOM
- UPVC DOUBLE GLAZING
- GAS COMBI HEATING
- FREEHOLD
- NO CHAIN. EPC - D



Offers In The Region Of £129,995

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

ENTRANCE HALLWAY

UPVC double glazed door to side. Tiled floor. Double radiator. Down-lights.

KITCHEN/BREAKFAST ROOM 16'1 x 10'4 max (4.90m x 3.15m max)

Fitted kitchen comprising wall, base, and drawer units with work surface over incorporating one and a half stainless steel sink drainer with mixer tap. Extractor fan. Tiled floor and walls. Gas cooker point. Plumbed for washing machine. Double radiator. UPVC double glazed windows to side and rear. UPVC double glazed door to rear.

LOUNGE 13'3 x 11'7 max (4.04m x 3.53m max)

UPVC double glazed windows to side and front. Double radiator. Feature fireplace. TV point. Coving.

INNER HALL

Double radiator. Loft access. Airing cupboard housing wall mounted gas combination boiler.

BEDROOM 1 11'8 x 10'1 (3.56m x 3.07m)

UPVC double glazed window to front. Radiator. Down-lights. Coving.

BEDROOM 2 9'9 x 9'9 (2.97m x 2.97m)

UPVC double glazed window to rear. Double radiator. TV point. Down-lights.

BEDROOM 3 6'8 x 8'8 (2.03m x 2.64m)

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

BATHROOM

White three-piece suite comprising low-level W.C, vanity wash hand basin and white panelled bath with mains shower attachment. Modesty curtain rail. Extractor fan. Tiled walls and floor. UPVC double glazed window to rear. Double radiator.

EXTERNAL

Driveway to front leading to detached garage. Large corner plot with lawned areas leading to enclosed patio area to rear. Range of mature Trees

TENURE: Freehold

COUNCIL TAX: C

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.

