



Dawsons

estate agents



48 Cwrt Cilmeri, Morriston, Swansea, SA6 6GJ

Extended four bedroom family home. This executive property would be a fantastic family home boasting modern living. Ground floor has a large lounge/diner, modern fitted kitchen/breakfast room, downstairs cloakroom and integral garage. First floor has a 18'7 ft Master Bedroom with modern four piece en-suite. Bedroom two has a two piece en-suite. Further two bedrooms and family bathroom. Externally the property has double driveway to front. Enclosed Rear garden which is decked and lawned with a range of mature tree's and shrubs. UPVC Double Glazing. Gas Combination Heating. No Chain. Freehold. EPC - D

Offers Around £250,000



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HALLWAY

Enter via UPVC double glazed door to front. Laminate flooring. Coving. Down-lights. Stairs to first floor. Double radiator. Smoke alarm. Storage cupboard. Doors to..

CLOAKROOM

Two piece suite comprising low-level W.C, and wall mounted wash hand basin. Tiled walls and floor. Radiator. UPVC double glazed window to front. Down-lights. Radiator.

LOUNGE 17'3 x 12'4 (5.26m x 3.76m)

UPVC box bay window to front. Three modern anthracite radiator. Laminate flooring. Coving. Down-lights. Electric feature fireplace. Opening to...

DINING AREA 12'4 x 8'1 (3.76m x 2.46m)

Anthracite modern radiator. Laminate flooring. Down-lights. UPVC double glazed French doors to rear. Coving.

KITCHEN/BREKFAST ROOM 15'2 x 11x4 (4.62m x 0.28m x 0.10m)

Modern 'Cream' high-gloss kitchen comprising wall, base, and drawer units with work surface over incorporating one and a half stainless steel sink drainer with mixer tap. Wine rack. Six burner gas cooker with extractor fan over. Integrated dishwasher. Plumbing for washing machine. Tiled floor. Double radiator. Storage cupboard. Down-lights. Two UPVC double glazed windows to rear. UPVC double glazed door to rear.

FIRST FLOOR

LANDING

Down-lights. Loft access. Airing cupboard housing chrome heated towel rail.

MASTER BEDROOM 18'7 x 12'1 (5.66m x 3.68m)

Two UPVC double glazed windows to front. Double radiator. Fitted wardrobes. Down-lights. Ceiling fan. TV point.

EN-SUITE

Modern three-piece suite comprising low-level W.C, wash hand basin with mixer tap and white modern panelled bath modern tap. Glass shower enclosure with multi jet rain forest shower. Down-lights. Heated chrome towel rail. Tiled floor and walls. Integrated TV. UPVC double glazed window to side.

BEDROOM 2 18'5 x 8'5 (5.61m x 2.57m)

Two UPVC double glazed windows to rear. Two double radiators. Fitted wardrobes. Down-lights. TV point.

EN-SUITE

Two-piece modern suite comprising wall mounted wash hand basin with mixer tap. Glass shower enclosure with electric shower attachment. Tiled walls and floor. Heated chrome towel rail. Down-lights.

BEDROOM 3 8'6 x 7'2 (2.59m x 2.18m)

UPVC double glazed window to front. Radiator. Fitted wardrobes.

BEDROOM 4 9'2 x 6'8 (2.79m x 2.03m)

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

FAMILY BATHROOM

Three piece suite comprising low level w.c, wash hand basin with mixer tap and 'P' shaped bath with mains shower attachment. Down-lights. Heated chrome towel rail. Tiled floor and walls. UPVC double glazed window to side

EXTERNAL

Double driveway to front providing off road parking. Integrated garage. Lawn area. Side pedestrian access.

REAR

Enclosed rear garden with large decked area. Pagoda. Outside tap. Lawned area with a range mature trees and shrubs.

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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

