



Dawsons

estate agents



1 Glantawe Street, Morryston, Swansea, SA6 8BP

- SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- CORNER PLOT
- FIRST FLOOR WC
- SPACIOUS GARAGE
- STORAGE SHED
- ENCLOSED GARDEN
- FREEHOLD
- EPC - D

Offers In The Region Of £139,995

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ENTRANCE HALLWAY

Door to front. Radiator. Doors to: lounge, dining room, kitchen, storage, understairs storage. Stairs to first floor. Double glazed obscured door to rear.

LOUNGE 13'64 x 18'98 (5.59m x 7.98m)

Two double glazed windows to side. Two radiators. Gas fire with decorative surround and hearth with mantelpiece. Ceiling rose. Tiled flooring.

DINING ROOM 13'23 x 14'81 (4.55m x 6.32m)

Double glazed window to side. Two radiators. Picture rail. Tiled flooring.

KITCHEN 8'92 x 15'12 (4.78m x 4.88m)

Double glazed window to rear. Fitted with a range of matching wall and base units with complementary work surfaces over, inset sink and drainer with mixer tap. Tiled splash back. Space for electric oven and gas hob. Plumbed for dishwasher. Tiled flooring.

FIRST FLOOR

LANDING

Double glazed window to front. Radiator. Doors to: three bedrooms, inner hall.

BEDROOM 1 16'70 x 15'17 (6.65m x 5.00m)

Double glazed window to side. Two radiators. Pedestal wash hand basin. Tiled splash back.

BEDROOM 2 13'45 x 7'98 (5.11m x 4.62m)

Double glazed window to side. Radiator.

BEDROOM 3 13'28 x 8'25 (4.67m x 3.07m)

Double glazed window to side. Radiator.

INNER HALL

Double glazed obscured window to rear. Radiator. Doors to: bathroom, WC, airing cupboard housing wall mounted gas combination boiler.

BATHROOM

Radiator. Pedestal wash hand basin. Corner bath. Tiled splash back.

W.C.

Low level W.C. Tiled splash back.

EXTERNAL

Leading from the rear door is access to both the road and to a sizeable storage shed (approx 13.82 x 15.69) coming complete with power and lighting. The rear door also gives access to steps which lead to a patio area followed by an area laid to lawn featuring a variety of mature shrubs and trees. Hard standing area.

GARAGE

The property also benefits from a sizeable garage (approx 26.66 x 13.80) which has power and lighting, as well as an electric door. This is accessed via the adjacent road.

TENURE: Freehold

COUNCIL TAX: C

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.

