



Dawsons

estate agents



56 Rhydypany Road, Morriston, Swansea, SA6 6PB

- DETACHED BUNGALOW
- THREE BEDROOMS
- 18' LOUNGE
- SINGLE GARAGE & DRIVEWAY
- FRONT & REAR GARDENS
- LPG GAS
- UPVC DOUBLE GLAZING
- LOCATED WITHIN 3 MILES OF M4 CORRIDOR.
- FREEHOLD. EPC - F.

Offers Over £190,000

135 Woodfield Street, Morriston, SA6 8AL
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ENTRANCE HALL

Enter via UPVC double glazed door to front. Tiled floor. Coving. Doors to..

LOUNGE 18'9 x 9'9 (5.72m x 2.97m)

UPVC double glazed windows to front. Two radiators. Laminate flooring. Coving. TV point. Door to...

KITCHEN/BREAKFAST ROOM 15'8 x 10'5 (4.78m x 3.18m)

Modern fitted kitchen comprising of wall base and drawer units with work surface over. Stainless steel sink drainer with mixer tap. Tiled splashback. Space for range cooker. Extractor fan. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge freezer. Tiled floor. Double radiator. Concealed wall mounted Combi boiler. Storage cupboard. UPVC double glazed window to front. UPVC double glazed window and stable door to side.

INNER HALL

Loft access with pull down ladder. Storage cupboard. Laminate flooring. Doors to..

BEDROOM 1 11'5 x 11'2 (3.48m x 3.40m)

UPVC double glazed window to rear. Radiator. Coving.

BEDROOM 2 11' x 10'7 (3.35m x 3.23m)

UPVC double glazed window to rear. Radiator. Coving.

BEDROOM 3 7'2 x 4'4 (2.18m x 1.32m)

Laminate flooring. UPVC double glazed window to side. Radiator.

BATHROOM

White three-piece suite comprising low level W.C, pedestal wash hand basin and panelled bath with glass modesty screen and electric shower. Tiled floor. Partly Tiled walls. UPVC double glazed window to side. Heated Chrome Towel Rail.

EXTERNAL

FRONT

Driveway to front leading to single garage which has power and lighting. Lawn area with a range of trees and shrubs. Side pedestrian access leading to rear.

REAR

Outside tap and external electric power point. LPG gas container. Garden which is laid to lawn with a range of mature trees and shrubs.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: F

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.

