



Dawsons

estate agents



49 Clayton Drive, Pontardulais, Swansea, SA4 8AD

- FIRST FLOOR FLAT
- ONE BEDROOM
- OPEN PLAN LOUNGE/KITCHEN
- BATHROOM
- PARKING
- CLOSE TO LOCAL AMENITIES
- EASY M4 ACCESS
- EXCELLENT CONDITION

Asking Price £85,000

90 High Street, Gorseinon, Swansea, SA4 4BL
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go@dawsonsproperty.co.uk



ENTRANCE

Door into:

HALLWAY

Electric heater, storage cupboard.

BATHROOM

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and bath with shower over, part tiled walls, vinyl flooring, heated towel rail.

KITCHEN/ LOUNGE 5.65m x 5.14m (18'6" x 16'10")

Fitted with a range of wall and base units with work surface over, one and a half bowl sink and drainer, electric oven with four ring electric hob and extractor fan over, plumbed for washing machine, vinyl flooring, space for fridge freezer, two uPVC double glazed windows to front, two electric heaters, fitted carpet to lounge.

BEDROOM ONE 3.39m x 2.98m (11'1" x 9'9")

UPVC double glazed window to front, electric heater, built in wardrobes, dressing table and bed, fitted carpet.

EXTERNAL

Allocated parking space.

DIRECTIONS

From our office on High Street, Gorseinon turn right at the lights onto Pontardulais Road. Continue along this road through Grovesend and Waun Gron. At the lights by the King Hotel in Pontardulais turn left at the lights onto St. Teilo Street. Continue along the one way system taking the turning right onto St Michaels Avenue. Turn right onto the one way system and first left onto Clayton Drive. Continue around and the property will be found directly in front of you on the left hand side.

TENURE: Leasehold

COUNCIL TAX: C

EPC RATING: EPC - B

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 896 868

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, 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.

