



# Dawsons

estate agents



## Heol Maes Y Cerrig, Loughor, Swansea, SA4 6SN

- MID TERRACE PROPERTY
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- THREE BEDROOMS
- FIRST FLOOR BATHROOM
- SEPARATE WC
- DRIVEWAY
- ENCLOSED REAR GARDEN
- FREEHOLD
- UPVC DOUBLE GLAZING
- COAL CENTRAL HEATING

**Offers In Excess Of £80,000**

90 High Street, Gorseinon, Swansea, SA4 4BL  
T: 01792 896 868 | F: 01792 898 188  
go@dawsonsproperty.co.uk



## **ENTRANCE**

UPVC double glazed glass panel door into:

## **HALLWAY**

Stairs to first floor, radiator, door into:

## **LOUNGE 3.82m x 3.81m (12'6" x 12'6")**

UPVC double glazed window to front, coal fire with glass fronted door, under stairs storage, door into:

## **DINING ROOM 3.06m x 2.73m (10'0" x 8'11")**

UPVC double glazed window to rear, coved and textured ceiling, radiator, door into:

## **KITCHEN 3.10m x 2.01m (10'2" x 6'7")**

UPVC double glazed window and door to rear, fitted with a range of wall and base units with work surface over, single drainer sink unit, electric cooker point, space for washing machine, radiator.

## **FIRST FLOOR LANDING**

Loft access, doors off to:

## **BEDROOM ONE 3.82m x 3.08m (12'6" x 10'1")**

UPVC double glazed window to front.

## **BEDROOM TWO 3.13m x 2.95m (10'3" x 9'8")**

UPVC double glazed window to rear, coved and textured ceiling, radiator.

## **BEDROOM THREE 2.81m x 2.29m (9'3" x 7'6")**

UPVC double glazed window to front, coved and textured ceiling, radiator.

## **BATHROOM**

UPVC double glazed obscure glass window to rear, fitted with a two piece suite comprising bath with shower over and pedestal wash hand basin, radiator, extractor fan.

## **WC**

UPVC double glazed obscure glass window to rear, coved ceiling, fitted WC.

## **EXTERNAL**

### **FRONT**

Driveway parking with decorative stone chippings and border planting.

### **REAR**

Enclosed rear garden laid to lawn with concrete sitting area.

## **DIRECTIONS**

From our office on High Street, Gorseinon proceed through the lights onto Alexandra Road, continue straight through the next set of lights at Loughor Cross onto Borough Road. Follow the road until you reach the monument, turn left onto Glebe Road then first right onto Bryn Llchwyr Road. Take the next right onto Heol Maes Y Cerrig where the property will be found on the right-hand side.

**TENURE:** Freehold

**COUNCIL TAX:** A

**EPC RATING:** EPC - D

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

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.

