



Dawsons

estate agents



44 Llwyngwern, Hendy, Swansea, SA4 0AA

A delightful three double bedroom semi detached modern property set in semi-rural location. Comprises: Porch, Lounge, Kitchen/Breakfast room and Cloakroom. Three double bedrooms one with en-suite and family bathroom. Benefits include: uPVC D/G, gas central heating two parking spaces and integral garage. Viewing highly recommended. Excellent link to the M4 motorway. EPC-B



Offers In Excess Of £155,000

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

ENTRANCE

Entered via door into:

PORCH

Wood effect flooring. Radiator.

LOUNGE 4.91m max x 3.13m (16'1" max x 10'3")

UPVC double glazed window to front. Wood effect flooring. Radiator.

HALLWAY

Stairs to first floor. Radiator. Door to:

CLOAKROOM

Two piece suite comprising low level WC and wall mounted wash hand basin. Wood effect flooring. Radiator.

KITCHEN/BREAKFAST ROOM 5.73m x 2.32m (18'10" x 7'7")

UPVC double glazed window and French doors to rear. Fitted with a range of base and wall units incorporating four ring gas hob with single oven below and extractor over. Stainless steel sink and drainer. Radiator. Plumbed for washing machine. Tile effect flooring.

FIRST FLOOR

LANDING

Airing cupboard.

BEDROOM ONE 4.32m max x 2.96m (14'2" max x 9'9")

Two uPVC double glazed windows to front. Wood effect flooring. Radiator.

ENSUITE

UPVC double glazed window to front. Three piece suite comprising low level WC, pedestal wash hand basin and double shower. Part tiled walls. Tile effect flooring.

BATHROOM

UPVC double glazed window to side. Three piece suite comprising low level WC, pedestal wash hand basin and bath. Part tiled walls. Tile effect floor. Radiator.

BEDROOM TWO 3.56m x 2.66m (11'8" x 8'9")

UPVC double glazed window to rear. Radiator. Wood effect flooring.

BEDROOM THREE 3.00m x 2.44m (9'10" x 8'0")

UPVC double glazed window to rear. Radiator. Wood effect flooring.

EXTERNAL

FRONT

Low maintenance frontage with driveway leading to integral garage. Two parking spaces. Side pedestrian access.

REAR

Fully enclosed with various options to landscape.

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 until you reach the traffic lights by the King Hotel. At this junction turn left onto St Teilo Street, proceed down the one way system, passing the petrol garage and turning left at the Black Horse onto Iscoed Road. Continue along this road turning right by the village green onto Heol Y Parc, take the second turning left onto Heol Llwyn Bedw and first right in Llwyngwern. Continue around and at the property will be found on the right hand side..

TENURE: Leasehold

Term: 125 years from 2018. Ground rent: £150 per annum. To be confirmed by solicitor.

COUNCIL TAX: C

EPC RATING: B

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

