



6 Cwrt Rebecca, Pontarddulais, Swansea, SA4 8JL

A modern mid link property situated on this popular residential development which can be found in a quaint courtyard. The accommodation comprises: Entrance hallway, cloakroom, lounge and kitchen. Two bedrooms and family bathroom to first floor and master bedroom and en-suite to second floor. Benefits include: uPVC DG & GCH, enclosed rear garden, off road parking and garage. The property is conveniently located to take advantage of local schools and amenities in the area. Freehold. EPC-C

Asking Price £167,500

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ENTRANCE

Enter via door to front into:

HALLWAY

Stairs to first floor. Tile effect flooring. Under stairs storage. Radiator.

CLOAKROOM

Two piece suite comprising low level WC and pedestal wash hand basin. Ceramic floor tiles. Radiator.

KITCHEN 4.23m x 2.69m (13'11" x 8'10")

Fitted with a range of base and wall units incorporating a four ring gas hob with extractor over and double oven and grill.. Integrated fridge and freezer. Plumbing for washing machine. One and a half bowl stainless sink and drainer. Tile effect flooring. UPVC double glazed window to front. Radiator.

LOUNGE 4.59m x 4.13m (15'1" x 13'7")

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

FIRST FLOOR

LANDING

Storage cupboard. Radiator. UPVC double glazed window to front. Stairs to second floor.

BATHROOM

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

BEDROOM ONE 4.80m max x 2.50m (15'9" max x 8'2")

UPVC double glazed window to rear. Radiator.

BEDROOM TWO 3.82m max x 2.48m (12'6" max x 8'2")

UPVC double glazed window to front. Radiator.

SECOND FLOOR

BEDROOM THREE 5.80m max x 3.43m max (19'0" max x 11'3" max)

UPVC double glazed window to front. Two 'Velux' windows to rear. Built in wardrobe. Access to loft. Radiator.

ENSUITE

Three piece suite comprising low level WC, pedestal wash hand basin and shower. Radiator. Ceramic floor tiles. Part tiled walls. 'Velux' window to rear.

EXTERNAL

FRONT

Parking space. Low maintenance frontage. Separate single garage.

REAR

Fully enclosed with patio area and raised area with decorative borders and artificial turf.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: C

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



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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.