



Waun Gron Close, Treboeth, Swansea, SA5 7DH

Detached three bedroom bungalow with ample Driveway parking and garage and offered to the market with no forward chain. The property is in need of modernisation throughout and comprises of three good size bedrooms, sunny aspect lounge, family bathroom and kitchen.

This property we could make an excellent investment opportunity Or family home for those looking to make a home their own.

Asking Price £149,995



Entrance

Enter via glazed door to:-

Entrance Hall 6.27m x 1.20m (20'7" x 3'11")

Radiator, Built in storage cupboard and doors to all rooms

Lounge 4.19m (into Bay) x 3.37m (13'9" (into Bay) x 11'1")

Double glazed bay window to rear elevation, radiator, feature gas fire with stone hearth and mantle.

Kitchen 3.80m x 2.09m (12'6" x 6'10")

Double glazed window to rear elevation, range of wall and base units incorporating a roll top work surfaces with tiled splash back and insect sink and draining unit space for cooker, space and plumbing for washing machine, space for fridge freezer, radiator and glazed door leading to rear

Bedroom One 4.05m (into Bay) x 3.37m (13'3" (into Bay) x 11'1")

Double glazed bay window to front elevation, radiator

Bedroom Two 3.45m x 3.30m (11'4" x 10'10")

Double glazed window to side elevation, radiator

Bedroom Three 3.31m x 3.30m (10'10" x 10'10")

Double glazed bay window to front elevation, radiator

Bathroom 3.03m x 1.95m (9'11" x 6'5")

Double glazed window to side elevation, low-level WC, radiator, pedestal hand wash basin, bath with wall mounted shower over, built in storage cupboard housing water tank

External

Front

Gated driveway with parking for several vehicles leading to garage beyond and rear garden, Raised lawn area with flowerbeds a mature shrubs and pathway to front door

Rear

Mostly laid to lawn with patio area. The garden is enclosed my wall and hedge

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 646060

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

