



Llanerch, 25 Heol Fach, Treboeth, Swansea, SA5 9DE

Enjoying views towards Swansea Bay a traditional four bedroom detached family home. The property which retains many character features offers reception hall, three reception rooms, fitted 'French Oak' kitchen/breakfast room with integrated appliances, three double bedrooms one with en-suite cloakroom and dressing area, and a further bedroom currently used as a study together with family bathroom. The property has gas central heating and double glazing. There is ample driveway parking and double garage together with mature gardens to front and rear. Freehold.

The property enjoys easy access to the M4 motorway, DVLA, the Liberty Stadium/Morfa Retail Park and both Morriston and Singleton Hospitals.

VIEWING RECOMMENDED TO APPRECIATE

£289,950



135 Woodfield Street, Morriston, SA6 8AL
T: 01792 700 777 | F: 01792 799 744
mo@dawsonsproperty.co.uk





RECEPTION HALL

Composite stained glass door to front. Wide stairs to first floor with storage under. Wood panelled walls. Stained glass porthole window to side. Radiator. Plate rack.

DINING ROOM 18'02 x 15'06 into Bay (5.54m x 4.72m into Bay)

Aluminium double glazed Bay window to front with views towards Swansea Bay with curved radiator below. Parquet flooring. Radiator. UPVC double glazed window to side with stained light. Original fireplace with tiled hearth and inset. Picture rail.

LOUNGE/CONSERVATORY 20'05 x 13'02 (6.22m x 4.01m)

UPVC double glazed French doors to rear with stained lights. Coving. Double radiator. Radiator. UPVC double glazed window to side with stained lights. Original fireplace with tiled inset and hearth. Parquet flooring (currently under carpet). Picture rail. Coving.

SITTING ROOM 12'05 x 11'05 (3.78m x 3.48m)

Two UPVC double glazed windows to side with stained lights. Picture rail. Coving. Cupboard housing gas central heating boiler. Parquet flooring (currently under carpet).

KITCHEN/BREAKFAST ROOM 18'0 (max) x 11'10 (max) (5.49m (max) x 3.61m (max))

Fully fitted 'French Oak' kitchen with a range of wall, base and drawer units with Granite work tops over incorporating one and a half bowl sink unit. Splash back tiling. Built-in appliances including 'Neff' oven dishwasher, split level double oven, fridge freezer and microwave. Corner display shelving. Glass display cupboards. Breakfast bar. Tiled floor. Coving. UPVC double glazed windows to side and rear. Glazed double doors to rear porch. Glazed door to side porch.

REAR PORCH

UPVC double glazed window and door to rear. Radiator. Door to garage.

SIDE PORCH

UPVC double glazed door to front. Tiled floor. Storage cupboard. Door to double garage.

SHOWER ROOM 11'05 x 5'0 (3.48m x 1.52m)

Three piece suite comprising low level w.c., wash hand basin and walk-in shower enclosure. Tiled flooring. Radiator. Window to rear.

FIRST FLOOR

LANDING

Wood panelling to walls. UPVC double glazed stained glass window to side. Airing cupboard.

BEDROOM ONE/DRESSING AREA

DRESSING ROOM 8'5 x 3'10 (2.57m x 1.17m)

Archway to ..

BEDROOM ONE 14'6 min x 12 min (4.42m min x 3.66m min)

UPVC double glazed window to rear. Two UPVC double glazed windows to side with stained lights. Range of wardrobes with cupboards over bed, dresser and chests. Further sliding mirror door wardrobes. Two double radiators.

EN-SUITE CLOAKROOM

Two piece White suite comprising low level w.c., and wash hand basin. Chrome towel radiator. Respotex wall covering.

BEDROOM TWO 15'09 x 15'06 (4.80m x 4.72m)

Aluminium double glazed Bay window to front with views to Swansea Bay. Double radiator. Radiator. UPVC double glazed window to side with stained lights. Picture rail. Coving.

BEDROOM THREE 15'05 x 13'03 (4.70m x 4.04m)

UPVC double glazed windows to side and rear with stained lights. Double radiator. Radiator. Coving. Built-in cupboard. Picture rail.

BEDROOM FOUR 10'10 x 8'02 (3.30m x 2.49m)

Currently used as a study. Aluminium window to front with views to Swansea Bay. UPVC double glazed stained glass window to side. Fitted desk unit and pull down guest bed.

BATHROOM 8'03 x 8'01 (2.51m x 2.46m)

Four piece suite comprising wash hand basin, bidet, 'Jacuzzi' bath and walk-in double shower enclosure. Fully tiled walls. Chrome towel radiator. Built-in sliding mirrored door cupboard. UPVC double glazed window to side.

CLOAKROOM

Low level w.c. Access to loft. Frosted window to side. Walls fully tiled. Tiled floor.

EXTERNAL

Ample driveway for parking leading to double garage with remote control doors, power, light, wash hand basin and plumbed for washing machine. Lawned garden to front with mature shrubs and trees. Access via both sides to enclosed rear garden with patio area and area laid to lawn with mature shrubs and bushes. Summer house. External tap and lighting.

DIRECTIONS

From our Morriston office take a left turn at the lights onto Pentrepoeth Road, at the mini roundabout turn left onto Vicarage Road, then continue onto Parry Road. Travel straight on to Mynydd Garnlwydd Road. Follow on this road to the traffic lights opposite Caersalem Church turn left onto Llangyfelach Road continue over mini roundabout and take the second turning after the Kings Head on the left hand side and the property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 700 777



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.