



Dawsons

estate agents



15 Glyncollen Crescent, Ynysforgan, Swansea, SA6 6SB

- NEW ON MARKET
- SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- 'WALNUT' FITTED KITCHEN
- GAS COMBINATION HEATING
- UPVC DOUBLE GLAZING
- GOOD SIZE REAR ENCLOSED GARDEN. FREEHOLD
- REAR PARKING ACCESSED OFF LLANLLIENWEN ROAD



Offers Around £99,000

135 Woodfield Street, Morriston, SA6 8AL
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ENTRANCE HALL

UPVC double glazed door to front. Radiator. Stairs to first floor.

LOUNGE 14'08 x 14'03 (4.47m x 4.34m)

UPVC double glazed window to front. Understairs storage cupboard. Radiator.

KITCHEN/DINING ROOM 17'09 x 9'09 (5.41m x 2.97m)

Fitted with a range of 'Walnut' wall, base and drawer units incorporating stainless steel one and a half bowl sink unit. Glass display units. Corner shelving. Gas cooker point. Plumbed for washing machine. Understairs pantry. UPVC double glazed French door to rear. UPVC double glazed window and door to rear.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM ONE 12'10 x 9'05 (3.91m x 2.87m)

UPVC double glazed window to front. Double radiator.

BEDROOM TWO 12'08 x 11'06 (max) (9'02 min) (3.86m x 3.51m (max) (2.79m min))

UPVC double glazed window to rear. Double radiator.

BEDROOM THREE 9'05 x 8'0 (max) (2.87m x 2.44m (max))

UPVC double glazed window to front. Radiator. Overstairs cupboard.

BATHROOM

White three piece suite comprising low level w.c., wash hand basin and bath with shower over and modesty curtain rail. Double radiator. Two UPVC double glazed windows to rear. Tiled walls. Tiled flooring.

EXTERNAL

Paved patio to front. Side pedestrian access to rear enclosed garden with patio area and further good size lawned area. External stores. Rear parking space with access off Llanllienwen Road. External tap. Garage on lease @ £12.71 per month.

DIRECTIONS

From our Morriston office proceed through the lights onto Sway Road then continue onto Clydach Road. At the mini roundabout turn left onto Llanllienwen Road and take the first left hand turning into Glyncollen Crescent.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: D

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

