



# Dawsons

estate agents



## 25 Cnap Llwyd Road, Morrison, Swansea, SA6 8NT

- MID TERRACE COTTAGE
- TWO BEDROOMS
- KITCHEN
- 18' LOUNGE
- FIRST FLOOR BATHROOM
- GAS C/H & UPVC D/G
- FRONT AND REAR GARDENS
- NO CHAIN EPC- D

**£92,000**

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## **ENTRANCE**

UPVC double glazed door into:

## **LOUNGE 18'2 x 14'2 (5.54m x 4.32m)**

Two UPVC double glazed windows to front. Central stairs to first floor. Flooring. Double radiator. Column radiator. Open feature fireplace. Feature stone wall with inset log burner. Wooden flooring.

## **KITCHEN 12'2 x 7'6 (3.71m x 2.29m)**

Cottage style fitted kitchen with Belfast sink. Gas cooker point. Fireplace opening. Tiled floor. Radiator. Wall mounted gas combination boiler. UPVC double glazed windows to side and rear. UPVC double glazed door to side.

## **FIRST FLOOR**

### **LANDING**

UPVC double glazed window to side.

### **BEDROOM 1 14'6 x 10'7 (max) (8'4 min) (4.42m x 3.23m (max) (2.54m min))**

UPVC double glazed window to front. Double radiator.

### **BEDROOM 2 14'6 x 7'0 (4.42m x 2.13m)**

UPVC double glazed window to front double radiator.

### **BATHROOM**

Three piece suite comprising low-level WC, pedestal wash and basin and bath with shower over and modesty curtain rail. Double radiator. Two UPVC double glazed windows to rear. Storage cupboard.

### **EXTERNAL**

Steps to front garden with lawned areas and mature shrubs and bushes. Steps up to rear mature garden.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC RATING:** D

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

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

