



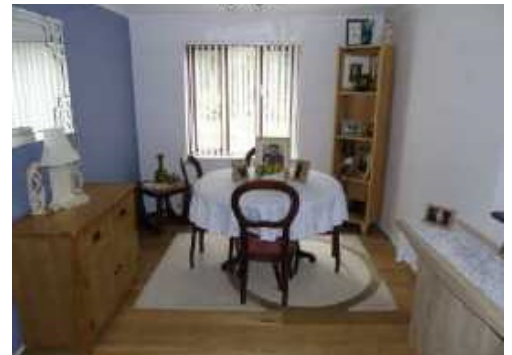
# Dawsons

estate agents



## 44 Heol Pentre Felen, Llangyfelach, Swansea, SA6 6BY

- FOUR BEDROOM DETACHED PROPERTY
- LOUNGE/DINER
- KITCHEN & BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- GARAGE & DRIVEWAY
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- EPC - F



**£179,995**

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## **PORCH**

Enter via glazed door to front. Windows to side. Wooden door to..

## **HALLWAY**

Hardwood flooring. Radiator. Stairs to first floor. Under stairs storage cupboard.

## **CLOAKROOM**

Two piece suite comprising of low-level WC and wall mounted wash hand basin. Tiled Splash-back. Hardwood double glazed window to side.

## **LOUNGE 15'8 x 11'7max (4.78m x 3.53m)**

Hardwood double glazed window to front. Radiator. Hardwood flooring. Coving. Electric feature fireplace set on hearth with wooden surround. Opening to

## **DINING ROOM 12'9 x 9'4 (3.89m x 2.84m)**

Hardwood flooring. Coving. Radiator. Double Glazed wood window to rear. Serving hatch.

## **KITCHEN/BREAKFAST ROOM 15'2 x 8'2max (4.62m x 2.49m)**

Fitted kitchen comprising of wall and base units with work surface over. Tiled splash back. 1 ½ sink drainer unit with mixer tap. Breakfast bar. Space for cooker. Extractor fan. Plumbing for washing machine. Plinth lighting. Tiled Floor. Hardwood double glazed window to rear. Wall mounted gas condensing boiler. Glazed Door to side.

## **FIRST FLOOR**

### **LANDING**

Hardwood double glazed window to side. Coving. Loft access. Airing cupboard housing hot water tank.

### **BEDROOM ONE 13'5 to wardrobes x 8'5 (4.09m to wardrobes x 2.57m)**

Hardwood double glazed window to front. Radiator. Coving. Fitted wardrobes. Laminate flooring.

### **BEDROOM TWO 12'5 x 8'5 (3.78m x 2.57m)**

Hardwood double glazed window to rear. Radiator. Coving.

### **BEDROOM THREE 9'2 x 7'5 (2.79m x 2.26m)**

Hardwood double glazed window to rear. Radiator. Coving.

### **BEDROOM FOUR 10'3 x 9'3 max (3.12m x 2.82m max)**

Hardwood double glazed window to front. Radiator. Coving.

### **BATHROOM 7'4 x 6'4 (2.24m x 1.93m)**

Two piece suite comprising of low-level W.C, pedestal wash hand basin, panelled bath with mains shower attachment and glass modesty screen. Partly tiled walls. Radiator. Coving. Hardwood double glazed window to rear.

## **EXTERNAL**

### **FRONT**

Stone chipped garden to front. Driveway to front providing off-road parking. Garage.

### **REAR**

Gated side pedestrian access leading to enclosed rear lawn garden with mature trees and shrubs. Outside tap. Garden shed.

**TENURE:** Freehold

**COUNCIL TAX:** E

**EPC RATING:** F

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

