



22 Meadow View, Dunvant, Swansea, SA2 7UZ

- FOR SALE BY PUBLIC AUCTION
- WEDNESDAY 14TH AUGUST 2019 AT 3PM
- THE MARRIOTT HOTEL SWANSEA MARINA



OFFERS IN EXCESS OF £140,000

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SUMMARY

Three bedroom detached bungalow for sale in Dunvant. Close to local amenities and schools this is the perfect social family home. The property benefits from double glazing and gas central heating along with rear gardens, off road parking and detached double garage. Within catchment area for good schools along with the popular Olchfa Comprehensive. The property comprises side entrance hallway, open-plan lounge/dining room, kitchen, three bedrooms, WC and bathroom. To the front of the property can be found well maintained with a garage and driveway big enough for several cars. Side access to rear garden with patio area with grass lawn and lovely views. Viewings are highly recommended to fully appreciate this wonderful home.

SIDE ENTRANCE HALLWAY

Entrance door, radiator, fitted carpet, access to 3 bedrooms, lounge dining room, kitchen, WC, bathroom, door to airing cupboard, loft access where combi boiler can be found.

LOUNGE/DINER 4.19m x 7.27m (13'9" x 23'10")

UPVC double glazed window to rear, sliding doors to rear garden, two radiators, fitted carpet, Gas fire in fireplace.

KITCHEN 2.69m x 3.01m (8'10" x 9'11")

UPVC double glazed window and entrance door to side, tiled flooring and walls, radiator. The Kitchen is fitted with matching wall and base units along with complimentary work surfaces, space for oven, fitted extractor fan, plumbed for washing machine, space for fridge and freezer.

BEDROOM ONE 4.02m x 3.39m (13'2" x 11'1")

UPVC double glazed window to front, radiator, fitted carpet, fitted wardrobes and storage.

BEDROOM TWO 3.14m x 3.76m (10'4" x 12'4")

UPVC double glazed window to front, radiator, fitted carpet.

BEDROOM THREE 2.24m x 2.74m (7'4" x 9'0")

UPVC double glazed window to side, radiator, fitted carpets.

BATHROOM

UPVC double glazed obscured window to side, tiled walls and flooring, radiator, vanity wash hand basin unit, Jacuzzi bath with shower overhead.

WC

UPVC double glazed window to side, tiled walls and flooring, radiator, WC.

EXTERNAL

FRONT

Driveway parking for three cars, single garage, front garden consisting of grass lawn and shrubs.

REAR

Patio seating area, steps down to grass lawn, woodland view to rear.

N.B.

Upon exchange, a 10% deposit and a Buyers Premium of £650 plus VAT (£780) is payable.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 478903/04

NB: All successful Purchasers will be subject to a buyers premium. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk

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.

