



28 Minotaur Way, Copper Quater, Landore, Swansea, SA1 7FQ
Asking Price £175,000

Modern townhouse with single garage and parking space. Comprising; study /bedroom, cloakroom and spacious kitchen/breakfast room to the ground floor, lounge and bedroom with en suite to the first floor. There are a further two bedrooms and family bathroom to the second floor. The property benefits; uPVC double glazing, gas central heating, front and rear gardens plus an allocated parking spaces to rear. Situated close to the Morfa Retail Parc, with easy access to Swansea City Centre and the M4 motorway. Ideal family home. EPC-B.

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ENTRANCE

Enter via glass panel door into:

HALLWAY

Radiator, stairs to first floor.

STUDY/BEDROOM 2.86 x 1.87 (9'5" x 6'2")

UPVC double glazed window to front, radiator.

WC

Two piece suite comprising low-level W.C, pedestal wash and basin, splash back tiles, radiator.

OPEN PLAN KITCHEN/BREAKFAST ROOM 6.05 x 3.94 (19'10" x 12'11")

Fitted with a range of wall and base units with work surface over, set in stainless steal sink and drainer with mixer tap, built under electric oven with four ring gas hob, extractor fan over, plumbed for washing machine, radiator, uPVC double glazed window to side, two uPVC double glazed windows to rear, glass panel french door to rear.

FIRST FLOOR

LANDING

Radiator, stairs to second floor.

LOUNGE 3.92 x 3.83 (12'10" x 12'7")

UPVC double glazed window to side, two uPVC double glazed windows to front, radiator.

BEDROOM 1 3.90 x 3.05 (12'10" x 10'0")

Two uPVC double glazed windows to rear, radiator.

EN SUITE

Two piece suite comprising step in shower cubicle, low level W.C, pedestal wash and basin, splash back tiles, radiator.

SECOND FLOOR

LANDING

BEDROOM 2 3.97x3.61 (13'0" x 11'10")

UPVC double glazed window to front, airing cupboard, radiator.

BATHROOM

Three-piece suite comprising panelled bath with shower over, low-level W.C, pedestal wash and basin, splash back tiles, radiator.

BEDROOM 3 3.93x2.53 (12'11" x 8'4")

Velux style window to rear, radiator.

EXTERNAL

FRONT

Laid to lawn.

REAR

Enclosed rear garden, patio area and laid to lawn with a single garage and allocated parking space.

TENURE: Leasehold

Details to be confirmed.

COUNCIL TAX: E

EPC RATING: B

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
TEL: 01792 646060

