



**7 Gelli Glas Road, Morrison, Swansea,
SA6 7PS**

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

OFFERS IN EXCESS OF £63,000

11 Walter Road, Swansea, SA1 5NF
T: 01792 646060 | F: 01792 643 974
sw@dawsonsproperty.co.uk



SUMMARY

Three bedroom detached bungalow in a very sought after location. Off road parking and gardens to the front and rear. Accommodation comprises: side entrance hallway, lounge, dining room, kitchen, bathroom and three bedrooms. Externally driveway parking, front lawn, side access to rear garden. Structural issues, cash buyers only. Viewings encouraged.

SIDE ENTRANCE HALLWAY

Entrance door, loft access, radiator, doors to lounge, kitchen, three bedrooms, bathroom and airing cupboard housing combi boiler.

LOUNGE 4.23m x 3.22m (13'11" x 10'7")

UPVC double glazed window to front, radiator, leads to:

DINING ROOM 3.41m x 2.74m (11'2" x 9'0")

UPVC double glazed window to front, radiator, door to:

KITCHEN 2.94m x 3.39m (9'8" x 11'1")

Entrance door and window to side, radiator, kitchen is fitted with matching wall and base units along with complimentary work surfaces, integrated oven and grill, door to storage cupboard.

BATHROOM

UPVC double glazed obscured window to side, panelled bath, WC and pedestal wash hand basin.

BEDROOM ONE 3.98m x 3.38m (13'1" x 11'1")

UPVC double glazed window to rear, radiator.

BEDROOM TWO 3.3m x 3.38m (10'10" x 11'1")

UPVC double glazed window to rear, radiator.

BEDROOM THREE 2.4m x 2.26m (7'10" x 7'5")

UPVC double glazed window to side, radiator.

EXTERNALLY

FRONT

Grass lawn, driveway with enough parking for three cars, side access to rear garden.

REAR

Tiered rear garden overgrown grass lawn shrubs.

N.B.

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

TENURE:

COUNCIL TAX: D

EPC RATING:

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,
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.

