



22 Yr Aran, Dunvant, SA2 7PU
£165,000

A two bedroom detached bungalow with carport, located in Yr Aran Dunvant, a popular area for all types of buyers close to shops, amenities and Schools, where partial countryside views to the front and rear can be enjoyed. The accommodation consists of hallway, shower room, two bedrooms, lounge/diner and kitchen. Externally there is driveway parking for several cars, front and rear lawned gardens with patio areas and detached garage. Early viewings essential to appreciate the potential on offer. **No upward chain.** EPC-D

£165,000



Side Entrance

Entered via double glazed door to side

Hallway

Loft hatch. Radiator, doors to;

Shower Room 1.82 2.10 (6'0" 6'11")

Double glazed frosted window to side. Radiator. Three piece suite comprising low level WC, pedestal wash hand basin, and

separate shower. Airing cupboard housing new combination boiler, tiled walls and flooring..

Bedroom One 3.6 x 3.4 (11'10" x 11'2")

Double glazed window to rear overlooking the garden. Radiator.

Bedroom Two 2.69 x 2.63 (8'10" x 8'8")

Double glazed window to rear overlooking the garden. Radiator.

Lounge/ Diner 5.74 x 3.4 (18'10" x 11'2")

Double glazed window to front. Radiator. A good sized room which is light and airy. Wall mounted gas fire.

Kitchen 2.56 x 2.84 (8'5" x 9'4")

Double glazed window to front and door to side. Wall base and draw units with work surface over. Space for Fridge freezer and washing machine. Stainless steel sink. Space for cooker.

External

A good sized front garden with tarmacadam driveway for several cars which leads to a car port. To the rear is a single detached garden, a sit out patio and garden which is laid to lawn. Countryside views can be enjoyed from both aspects.

TENURE: Freehold

COUNCIL TAX: D

EPC D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 298 014

