



Dawsons

estate agents



2 Clos Ceri, Clydach, Swansea, SA6 5NP

- DETACHED BUNGALOW
- THREE BEDROOMS
- FITTED KITCHEN
- L SHAPED LOUNGE/DINING ROOM
- GAS C/H & UPVC D/G
- DRIVEWAY PLUS GARAGE
- ENCLOSED REAR GARDEN
- VIEWING ESSENTIAL - EPC-C



Offers Over £215,000

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ENTRANCE HALLWAY (L SHAPED)

Composite door to side (Installed June 2018) . Radiator. Dado rail. Laminate flooring. Hive control. Large storage cupboard.

KITCHEN 9'0 x 8'4 (2.74m x 2.54m)

Fitted with a range of wall base and drawer units with worktops over incorporating stainless steel one and a half bowl sink unit with mixer tap over. Integrated dishwasher. Ceramic hob with extractor fan over. Split-level double oven integrated fridge. UPVC double glazed window to side. Tiled floor. Splash back tiling.

LOUNGE/DINING ROOM (L SHAPED) 22'2 (max) by 12'10 (min) x 16'9 (max) (6.76m (max) by 3.91m (min) x 5.11m (max))

UPVC double glazed bay window to front enjoying views. UPVC double glazed window to front enjoying views. Double radiator. Radiator. Polished stone feature fireplace with electric fire. Laminate flooring. Coving.

BATHROOM

White three-piece suite comprising low-level WC see pedestal wash and basin and bath with shower over and modesty screen. Double radiator. Wall panelling to walls. Airing cupboard housing gas combination boiler. Extractor fan. UPVC double glazed window to side.

BEDROOM 1 14'9 (max) by 13'10 (min) x 9'8 (4.50m (max) by 4.22m (min) x 2.95m)

UPVC double glazed window to rear. Radiator. Coving.

EN-SUITE SHOWER ROOM

Three-piece suite comprising low-level w.c, wash hand basin and shower enclosure. Double radiator. UPVC double glazed window to side.

BEDROOM 2 12'3 x 10'6 (3.73m x 3.20m)

UPVC double glazed window to rear. Double radiator. Coving.

BEDROOM 3 8'10 x 8'7 (2.69m x 2.62m)

UPVC double glazed window to side. Radiator. Access to loft. Coving.

EXTERNAL

FRONT

Front garden laid to lawn. Driveway to garage with electric door and courtesy door to garden.

REAR

Enclosed level rear garden with patio area and lawned area. Flowerbed border. Garden shed. Enjoys views.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING:

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 700 777

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

