



Dawsons

estate agents



101 Lan Coed, Winch Wen, Swansea, SA1 7LR

Offered to the market is this two bedroom semi-detached bungalow situated in Winch Wen. Winch Wen is a convenient location with several amenities being very accessible, for example: M4 access, schools nearby, shops, Enterprise Zone access etc. The property briefly comprises: lounge, kitchen/diner, two bedrooms, shower room. Externally to the front is a lawn and a driveway, which gives access to a detached garage. To the rear is a lawn with a pleasant and peaceful outlook onto greenery. Coming with no onward chain, this truly is an attractive proposition for a potential buyer. EPC - C. Freehold.

Offers In The Region Of £119,995



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ENTRANCE HALLWAY

UPVC double glazed obscured door to front. Radiator. Doors to: three bedrooms, shower room, storage cupboard.

BEDROOM TWO 9'9 x 8'2 (2.97m x 2.49m)

UPVC double glazed window to front. Radiator.

BEDROOM ONE 9'9 x 9'5 (2.97m x 2.87m)

UPVC double glazed window to front. Radiator. Fitted wardrobes.

SHOWER ROOM

UPVC double glazed obscured window to side. Radiator. Shower. Pedestal wash hand basin. Low-level WC. Tiled walls.

LOUNGE 12'10 x 16'09 (3.91m x 5.11m)

UPVC double glazed tilt and turn door to rear. Radiator. Electric fire with complementary surround and hearth with mantelpiece.

KITCHEN/DINING ROOM 16'2 x 9'8 max (4.93m x 2.95m max)

UPVC double glazed windows to side and rear. UPVC double glazed obscured door to rear. Two radiators. Storage cupboard. Fitted with a range of matching wall and base units with complementary work surfaces over. Sink and drainer with mixer tap. Fitted electric oven and hob. Tiled splash back. Laminate flooring.

EXTERIOR

FRONT

Driveway giving access to garage. Area laid with chippings.

REAR

Patio area leading onto laid to lawn. Access to garage via up and over door.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 700 777

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.

