



# Dawsons

estate agents



**93 Heol Hafdy, Llansamlet, Swansea, SA7 9RZ**

\* VIDEO TOUR AVAILABLE \*

OFFERS OVER £110,000.

Three bedroom mid terrace property, lounge, kitchen\breakfast room, conservatory, gas combination heating, UPVC double glazing, off road parking to front. Freehold EPC - D. No Chain.

**Offers Over £110,000**



135 Woodfield Street, Morriston, SA6 8AL  
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## **Entrance Hall**

UPVC double glazed door and side screen to front. Stairs to first floor. Double radiator.

## **Lounge 15' x 14'3 (4.57m x 4.34m)**

UPVC double glazed window to front. Double radiator. Fireplace surround with marble hearth and inset fire. Laminate flooring. Double doors to

## **Dining Room 9'2 x 8' (2.79m x 2.44m)**

Patio doors to conservatory. Double radiator. Open to

## **Kitchen 9'2 x 8'2 (2.79m x 2.49m)**

Fitted Wall and base units incorporating single bowl sink unit. Under-stairs storage cupboard. UPVC double glazed window and door to conservatory.

## **Conservatory 15'9 x 8'3 (4.80m x 2.51m)**

UPVC Double glazed French doors to rear. UPVC double glazed windows to side and rear. Double radiator.

## **First Floor**

### **Landing**

Access to loft by a pull down ladder which is boarded with skylight heating and power/lighting.

### **Bedroom 1 13'2 x 10'6 (4.01m x 3.20m)**

UPVC double glazed window to front with view. Double radiator. Wardrobe space housing gas combination boiler.

### **Bedroom 2 10'5 into doorway x 9'6 (3.18m into doorway x 2.90m)**

UPVC double glazed window to rear. Radiator. Wardrobe space.

### **Bedroom 3 9'6 into door x 6'9 (2.90m into door x 2.06m)**

UPVC double glazed window to front with views. Double radiator. Built in bed frame.

## **Shower Room**

Three piece suite comprising walk in double shower enclosure, low-level WC,. Space saver wash and basin. Double radiator. Walls fully tiled. UPVC double glazed window to rear

## **External**

Off road parking to front and steps to front door. Enclosed rear garden with lawn area and patio area. Summerhouse.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC RATING:** D

**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. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

