



Dawsons

estate agents



3 Court Lane, Pontardawe, Swansea, SA8 4JL

VIDEO TOUR AVAILABLE

OFFERS OVER £247,000

Unique opportunity to purchase this large semi-detached family home. The property is surrounded by large gardens. Ground floor accommodation comprises Hallway, two front reception rooms, dining room, kitchen and family lounge. First floor has five bedrooms and separate W.C & Bathroom. Externally there is a large front and side garden along with a sizeable garage for storage purposes only. Gas Central Heating. No Chain. Freehold. Please be advised there is a Japanese Knotweed plan in place for the adjacent property. EPC - D.



Offers Over £247,000

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PORCH

Enter via UPVC door to front. Two UPVC double glazed windows to side. Door leading into...

HALLWAY

Radiator. Wood effect flooring. Doors leading to...

SITTING ROOM 13'7 x 9'9 (4.14m x 2.97m)

Double glazed window to front. Radiator. Laminate flooring.

FRONT LOUNGE 13'6 x 9'4 (4.11m x 2.84m)

Double glazed window to front. Feature fireplace.

DINING ROOM 13'9 x 10'3 (4.19m x 3.12m)

Spotlights. Double glazed window to rear garden. Tiled flooring. Door leading to...

KITCHEN 13'6 x 10'4 max (4.11m x 3.15m max)

Double glazed window to rear garden. Double glazed door to garden. Spotlights. Fitted with a range of base and wall units with complimentary work surfaces over. Four ring gas hob with extractor over. Integrated oven. Stainless steel sink with drainer. Tiled flooring. Storage cupboard housing boiler.

MAIN LOUNGE 19'9 x 11'9 (6.02m x 3.58m)

Double glazed window to rear and front. Stairs leading to first floor. Two radiators. Carpet flooring.

FIRST FLOOR

LANDING

Double glazed window to rear. Airing cupboard. Radiator. Doors leading to...

BEDROOM 1 15'3 x 10'6 (4.65m x 3.20m)

Two double glazed windows to front. Radiator.

ENSUITE

Double glazed frosted glass window to side. Wall mounted wash hand basin. Low level WC. Fully tiled shower cubicle. Radiator.

BEDROOM 2 13'6 x 10'3 (4.11m x 3.12m)

Two double glazed velux windows. Radiator.

BEDROOM 3 13'8 x 9'4 (4.17m x 2.84m)

Double glazed window to front. Radiator.

BEDROOM 4 8'5 x 6'6 (2.57m x 1.98m)

Double glazed window to front. Radiator.

BEDROOM 5 11' x 8'5 (3.35m x 2.57m)

Double glazed window to rear. Radiator.

FAMILY BATHROOM 10'8 x 5'5 (3.25m x 1.65m)

Double glazed frosted glass window to rear. Double glazed velux window. Four piece suite comprising low level WC, pedestal wash hand basin, fully panelled bath and walk in shower cubicle. Partly tiled walls. Radiator. Laminate flooring. Airing cupboard.

WC

Double glazed velux window. Wall mounted wash hand basin with tiled splash back. Low level WC. Radiator. Tiled flooring.

EXTERNAL

FRONT

Right of access across front of adjacent property. Fully enclosed large front garden. Large areas mainly laid to lawn with lots of mature trees and shrubs. Stone pathway throughout. Large garage/workshop for storage purposes only.

REAR

Fully enclosed. Areas mainly laid to lawn. Plenty of mature trees and shrubs. Patio area suitable for child's play or outdoor dining.

NOTE

Please be advised there is a Japanese Knotweed plan in place for the adjacent property.

TENURE: Freehold

COUNCIL TAX: E

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

