



# Dawsons

estate agents



## 889 Llangyfelach Road, Treboeth, Swansea, SA5 9AU

OFFERS OVER £195,000

Located in the popular area of Treboeth a three bedroom detached bungalow with driveway parking. Three bedrooms, a family bathroom, fitted kitchen and large family lounge. to the rear there is a generous low maintenance garden with side access. Freehold. No chain EPC - D.

**Offers Over £195,000**



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## **ENTRANCE HALLWAY**

Enter via UPVC double glazed door to side. Two radiators. Storage cupboard housing combi boiler. Access to loft. Doors leading to...

## **LOUNGE 18'5 max x 15' (5.61m max x 4.57m)**

UPVC double glazed window to front. UPVC double glazed window to rear. Two radiators.

## **KITCHEN 13'2 max x 9'4 (4.01m max x 2.84m)**

Two UPVC double glazed windows to rear. UPVC double glazed frosted glass window to garden. Partly tiled kitchen with a range of white gloss base and wall units with complimentary work surfaces. Integrated oven with four ring electric hob with extractor fan over. Stainless steel sink with mixer tap. Radiator. Tiled flooring.

## **BEDROOM 1 10'6 x 10'9 (3.20m x 3.28m)**

UPVC double glazed window to front. Radiator.

## **BEDROOM 2 10'6 x 9'9 (3.20m x 2.97m)**

UPVC double glazed window to rear. Radiator.

## **BEDROOM 3 9'9 x 8'4 (2.97m x 2.54m)**

UPVC double glazed window to rear. Radiator. Fitted wardrobe.

## **BATHROOM 7'4 x 7'3 (2.24m x 2.21m)**

UPVC double glazed frosted glass window to side. Fully tiled bathroom. Three piece suite comprising full pedestal wash hand basin with mixer tap, low level WC and fully panelled bath with shower over. Airing cupboard. Radiator. Tiled flooring.

## **EXTERNAL**

### **FRONT**

Driveway parking for two vehicles. Area mainly laid to lawn with mature trees.

### **REAR**

Fully enclosed rear garden with area mainly laid to lawn with some mature shrubs. Gated side access from each side of property.

**TENURE:** Freehold

**COUNCIL TAX:** D

**EPC RATING:** D

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

