



Dawsons

estate agents



240 Heol Dulais, Birchgrove, Swansea, SA7 9LH

Three bedroom semi-detached ex local authority property, two reception rooms, fitted kitchen, gas central heating, UPVC double glazing, enclosed rear garden, enclosed rear garden with access to rear parking, Freehold. EPC - E

Ideal First Time Buy.

£125,000



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ENTRANCE HALLWAY

Enter via UPVC double glazed door to front. Stairs to first floor. Radiator.

LOUNGE 13'3 x 12'6 (4.04m x 3.81m)

UPVC double glazed window to front. Fireplace with gas fire housing back boiler on hearth and surround. Door to dining room.

KITCHEN 9'6 x 7'9 (2.90m x 2.36m)

Range of wall and base units with worksurfaces over incorporating stainless steel sink drainer with mixer tap. Four ring electric hob with stainless steel splashback, electric oven and extractor fan over. Plumbing for washing machine. Built-in slimline dishwasher(requires repair). Built-in storage cupboard. UPVC double glazed door to side. UPVC double glazed window to rear. Radiator.

DINING ROOM 10'2 x 9 (3.10m x 0.23m)

UPVC double glazed French door to rear. Radiator.

FIRST FLOOR

LANDING

Access to loft. Storage cupboard. UPVC double glazed window to side.

CLOAKROOM

Low level WC. UPVC double glazed window to side.

BATHROOM

Fully tiled two piece suite comprising panelled bath with shower attachment over and pedestal wash hand basin. UPVC double glazed window to rear.

BEDROOM 1 11'10 x 10'6 (3.61m x 3.20m)

UPVC double glazed window to rear. Built-in storage cupboard. Radiator.

BEDROOM 2 11'4 x 10'4 (3.45m x 3.15m)

UPVC double glazed window to front. Built-in storage cupboard. Radiator.

BEDROOM 3 8'4 x 8'3 (2.54m x 2.51m)

UPVC double glazed window to front. Radiator.

EXTERNAL

FRONT

Steps leading to front door. Matures bushes and shrubs. Side pedestrian access.

REAR

Storage shed. Patio area with steps leading to further patio area. Rear pedestrian access to parking.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: E

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.

