



Dawsons

estate agents



73 Tyn Y Cae Road, Trallwn, Swansea, SA7 9UN

Three bedroom mid terrace property, ex local authority, lounge, kitchen\kitchen breakfast room, gas combination heating, UPVC double glazing, enclosed rear garden, off road parking to front. No Chain. Freehold. EPC -E. Please note this property is of non-conventional construction.

IDEAL FIRST TIME BUY

Offers Over £104,450



135 Woodfield Street, Morriston, SA6 8AL
T: 01792 700 777 | F: 01792 799 744
mo@dawsonsproperty.co.uk

ENTRANCE HALL

UPVC double glazed door to front. Stairs to first floor.

LOUNGE 19'10 x 11'6 (6.05m x 3.51m)

UPVC double glazed window to front. Patio doors to rear. Laminate flooring. Radiator.

KITCHEN/BREAKFAST ROOM 16'10 x 10' max (6'5 min) (5.13m x 3.05m max (1.96m min))

Fitted with a range of wall, base and drawer units with work tops over incorporating stainless steel single drainer sink unit with mixer tap over. Electric cooker point. Extractor fan. Splash back tiling. Tiled floor. Plumbed for washing machine. UPVC double glazed window to rear. UPVC double glazed doors to front and rear. Understairs cupboard.

FIRST FLOOR

LANDING

Airing cupboard housing combination boiler.

BEDROOM 1 9'4 x 9'6 to wardrobes (2.84m x 2.90m to wardrobes)

UPVC double glazed window to front. Radiator. Fitted sliding door wardrobe.

BEDROOM 2 13'7 x 10' max (5'8 min) (4.14m x 3.05m max (1.73m min))

UPVC double glazed window to rear. Radiator.

BEDROOM 3 11'2 x 6'5 (3.40m x 1.96m)

UPVC double glazed window to front. Radiator.

BATHROOM

White three piece suite comprising low level WC, wash hand basin and bath with shower over and modesty screen. Tiled walls. UPVC double glazed window to rear. Radiator.

EXTERNAL

FRONT

Off road parking to front. Steps to front door.

REAR

Enclosed rear garden with patio area and lawned area.

NOTE

Please note this property is of non-conventional construction.

TENURE: Freehold

COUNCIL TAX: B

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.

