



Dawsons

estate agents



31 Ffordd Dewi, Llangyfelach, Swansea, SA6 6EX

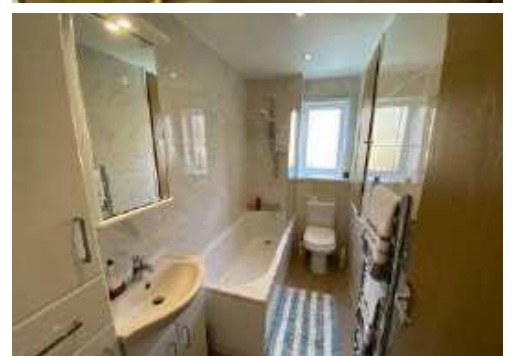
OFFERS OVER £130,000

VIDEO TOUR AVAILABLE

Modern end-link two bedroom property located in the popular location of Llangyfelach. Property comprises Lounge, kitchen/breakfast room, two bedrooms and re-fitted bathroom.

Externally the property has driveway to side and a good size mature south facing rear garden. UPVC double glazing. Gas Central Heating. Owned Solar Panels. Freehold. EPC - C

Offers Over £130,000



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PORCH

Entered via UPVC double glazed door to front. Door leading to:

LOUNGE 15'5 x 11'8 (4.70m x 3.56m)

UPVC double glazed window to front. Electric fireplace with feature surround. Radiator. Stairs to first floor. Door leading into:

KITCHEN/DINING ROOM 12'6 x 9'2 (3.81m x 2.79m)

UPVC double glazed sliding doors into rear garden. UPVC double glazed window to rear. Range of base and wall units with complimentary work surfaces. Integrated Bush' oven with four ring gas hob and extractor over. Stainless steel sink. Plumbing for washing machine. Tiled flooring.

FIRST FLOOR

LANDING

Access to loft. Doors leading to:

BEDROOM 1 12'7 x 9'3 (3.84m x 2.82m)

UPVC double glazed window to rear. Radiator.

BEDROOM 2 12'6 x 7'3 (3.81m x 2.21m)

UPVC double glazed window to front. Radiator.

BATHROOM 8'7 x 4'5 (2.62m x 1.35m)

UPVC double glazed frosted window to side. Fully tiled three piece suite comprising low level WC. Sink with vanity unit. Fully panelled bath with electric shower over. Heated towel rail. Tiled flooring.

EXTERNAL

FRONT

Driveway parking for two vehicles. Gate leading to rear garden. Mature trees and shrubs. Pathway leading to entrance door.

REAR

Fully enclosed rear garden. Patio area suitable for outside dining and child's play. Area mainly laid to lawn with mature shrubs. Shed.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: C

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

