



Dawsons

estate agents



97 Caernarvon Way, Bonymaen, Swansea, SA1 7HJ

OFFERS OVER £85,000.

Three bedroom Mid-Link Ex Local Authority property. The property has a modern fitted kitchen, lounge/diner, three bedrooms and bathroom with separate w.c. Externally the property has an enclosed low maintenance rear garden with pedestrian access to the rear. UPVC double glazing. Gas Combination Heating. Freehold. No Chain. EPC - D.

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ENTRANCE HALLWAY

Enter via UPVC double glazed door to side. Stairs to first floor. Double radiator. Storage cupboard.

KITCHEN 11' x 9'5 (3.35m x 2.87m)

Fitted with wall and base units with work tops over incorporating stainless steel sink drainer unit. Four ring gas hob. Electric oven and extractor fan. Plumbed for washing machine. Wall mounted gas combination boiler. UPVC double glazed window to front. Walk in storage cupboard. Double radiator.

LOUNGE 16' x 12'5 (4.88m x 3.78m)

UPVC double glazed window to rear. UPVC double glazed French doors to rear. Double radiator. Laminate flooring.

FIRST FLOOR

LANDING

Access to loft. Storage cupboard.

BEDROOM 1 14'2 x 8'9 (4.32m x 2.67m)

UPVC double glazed window to rear. Built-in wardrobe. Laminate flooring. Radiator.

BEDROOM 2 11' x 6'7 (3.35m x 2.01m)

UPVC double glazed window to front. Laminate flooring. Radiator.

BEDROOM 3 9'7 x 6'8 (2.92m x 2.03m)

UPVC double glazed window to front. Laminate flooring. Radiator.

BATHROOM

White two piece suite comprising bath and wash hand basin. Wall tiling. UPVC double glazed window to front.

CLOAKROOM

UPVC double glazed window to front.

EXTERNAL

FRONT

Forecourt to front. Storage shed.

REAR

Rear enclosed garden with patio area.

TENURE: Freehold

COUNCIL TAX: A

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.

