



# Dawsons

estate agents



## **75 Bryn Eglur Road, Morrison, Swansea, SA6 7PQ**

OFFERS AROUND £120,000

Enjoying views towards Swansea Bay a two bedroom semi-detached property, kitchen\breakfast room, gas combination heating, UPVC double glazing, terraced rear garden, side driveway. Freehold. No Chain. EPC -

**Offers Around £120,000**



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

## **ENTRANCE HALLWAY**

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

## **LOUNGE 18'7 x 13'3 max (5.66m x 4.04m max)**

UPVC double glazed window to front enjoying views towards Swansea Bay. Two double radiators.

## **KITCHEN/BREAKFAST ROOM 12'7 x 8' (3.84m x 2.44m)**

Fitted wall and base units with worktops over incorporating Resin one and a half bowl sink unit. Electric cooker point. Wall mounted gas combination boiler. Tiled floor. Radiator. UPVC double glazed window and door to rear.

## **FIRST FLOOR**

### **LANDING**

UPVC double glazed window to side. Access to loft.

### **BEDROOM 1 13'3 max x 12'2 (4.04m max x 3.71m)**

UPVC double glazed window to front enjoying views towards Swansea Bay. Double radiator. Airing cupboard.

### **BEDROOM 2 11' x 6'9 (3.35m x 2.06m)**

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

### **BATHROOM**

White four piece suite comprising low level WC, pedestal wash hand basin, bath, and shower cubicle. Walls fully tiled. Tiled floor. Radiator. UPVC double glazed window to rear.

## **EXTERNAL**

### **FRONT**

Front garden laid to chippings. Side driveway.

### **REAR**

Terraced rear garden. Side driveway.

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC RATING:**

**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.

