



Dawsons

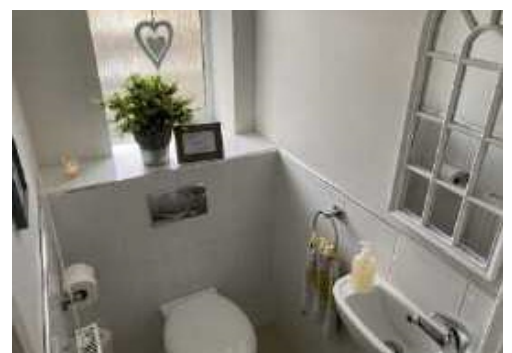
estate agents



32b Cwmbath Road, Morrison, Swansea, SA6 7BA

Four bedroom detached property with additional dressing room located in central Morrison. Set over three floors the property boasts fantastic family living. Ground floor comprises lounge, and open plan kitchen and diner with separate utility room. Downstairs cloakroom. First floor has three bedrooms, master with en-suite wet room, and family bathroom. Second floor comprises of bedroom four and an adjacent dressing area (with reduced head height). Externally the property has off road parking for two vehicles to the front. Rear has a large enclosed South Facing which is majority laid to lawn. Barbecue and seating area. Gas Combination Heating. UPVC double glazing.

Offers Over £244,950



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PORCH

Entered via UPVC double glazed door to front. Door to hall.

HALLWAY

Stairs to first floor. Understairs storage cupboard.

CLOAKROOM

White two piece suite comprising low-level WC and wall mounted wash hand basin. Tiled splashback. Tiled floor. UPVC double glazed window to front.

LOUNGE 11'2" x 17'4" (3.40m x 5.28m)

UPVC double glazed window to front. Double radiator. TV point.

DINING AREA 11'2" x 20'4" max (3.40m x 6.20m max)

Tiled floor. Double radiator. UPVC double glazed window to side. Double doors to lounge.

KITCHEN 17'2" x 9' (5.23m x 2.74m)

Modern fitted high-gloss White kitchen comprising of wall, base and drawer units with work surface over. Stainless steel sink drainer mixer tap. Tiled splashback. Tiled floor. Downlights. UPVC double glazed window to rear. Four ring gas hob with extractor fan over. Double oven with grill. Wine cooler. Integrated dishwasher. UPVC double glazed door and window to side and rear. Double radiator.

UTILITY 6' x 5'5" (1.83m x 1.65m)

Base units with work surfaces over. Space for washing machine and tumble dryer. Stainless steel sink drainer mixer tap.

FIRST FLOOR

LANDING

UPVC double glazed window to side. Stairs to second floor. Airing cupboard.

BEDROOM 1 13'9" x 8'5" max (4.19m x 2.57m max)

UPVC double glazed window to rear. Double wardrobe. Double radiator.

EN-SUITE WETROOM 5'2" x 5'2" (1.57m x 1.57m)

Three-piece suite comprising low-level WC, wall mounted vanity wash hand basin with mixer tap and walk-in shower enclosure with Rain Forest attachment over. Tiled floor and walls.

BEDROOM 2 14'8" x 9'1" (4.47m x 2.77m)

UPVC double glazed window to front. Double radiator.

BEDROOM 3 7'7" x 7'7" (2.31m x 2.31m)

UPVC double glazed window to front. Double radiator. TV point.

BATHROOM 9'3 x 4' (2.82m x 1.22m)

Three-piece suite comprising low-level WC, wall mounted wash hand basin and panelled bath with mixer shower attachment. Modern chrome radiator. Partly tiled walls and floor. UPVC double glazed window to side.

SECOND FLOOR

Eaves storage.

BEDROOM 4 12'7" x 7'8" (3.84m x 2.34m)

Double radiator. Storage. Velux window. Opening to...

DRESSING AREA 9'2" x 7'8" (2.79m x 2.34m)

UPVC double glazed window. Double radiator. Eaves storage.

EXTERNAL

FRONT

Off-road parking to front providing parking for two vehicles. Gated side pedestrian access. Ramp to front door.

REAR

Paved terrace with steps leading to raised area with artificial turf. Barbecue and seating area. Further access to large lawned garden which is laid to lawn with mature shrubs.

NOTE

Please note there is a knotweed treatment plan in place on this property.

Please be advised the vendor is an associate of an employee of Dawsons.

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.

