



6 Clas-Yr-Onnen, Waunarlwydd, Swansea, SA5 4TW
Asking Price £149,950

An immaculate three bedroom end of terrace property, located in the popular area of Waunarlwydd, close to local amenities including the train station and a short drive away from the city centre and M4 motorway. Briefly comprising hallway, cloakroom, open plan lounge/ diner and kitchen. To the first floor are three good size bedrooms and a family bathroom. Externally there is a patio garden and on street parking. Viewing highly recommended. EPC-D

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Ground Floor

The property is entered via a uPVC double glazed glass panel door into

Hallway

Radiator. Wood effect flooring. Door into:

Cloakroom 1.83m x 1.65m (6'0" x 5'5")

Two piece suite comprising low level WC and wash hand basin set into a vanity unit with tiled splash back. Door into storage cupboard. Radiator. Tiled flooring. UPVC double glazed window to the front.

Open Plan Lounge/Diner 7.23m x 4.64m (23'9" x 15'3")

UPVC double glazed window to the side. Space for a dining table and chairs. Wood effect flooring. Radiator. UPVC double glazed patio doors leading out onto the garden. Door into:

Kitchen 3.86m x 3.17m (12'8" x 10'5")

Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating one and a half bowl sink unit with drainer and mixer tap. Integrated oven and four ring gas hob with extractor fan above.

Breakfast bar with space for an under counter fridge or freezer. Space for American style fridge freezer, washing machine and tumble dryer. Tiled splash back. Tiled flooring. UPVC double glazed window and uPVC double glazed glass panel door to the rear.

First Floor

Landing

UPVC double glazed window to the front. Door to airing cupboard housing boiler. Doors into:

Bedroom One 3.87m x 3.01m (12'8" x 9'11")

UPVC double glazed window to the rear. Radiator.

Bedroom Two 3.45m x 2.95m (11'4" x 9'8")

UPVC double glazed window to the side. Radiator.

Bedroom Three 3.48m x 3.22m (11'5" x 10'7")

UPVC double glazed window to the rear. Radiator.

Bathroom

Fitted with a three piece suite comprising low level WC with concealed cistern, wash hand basin set into a vanity unit and panelled bath with shower over and side screen. Chrome ladder style radiator. Tiled walls. Tiled flooring. Two uPVC double glazed windows to the front.

Externally

To the rear of the property is on road parking. Gated pedestrian access to a low maintenance tiered rear patio garden with a sit out area laid with stone chippings.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 298 014

