



# Dawsons

estate agents



## 14 Bryn Rhosyn, Llangyfelach, Swansea, SA6 6DB

In need of general updating a semi-detached gallery style property, UPVC double glazing, lawned garden area, Freehold. Cul-de-sac location. Ideal First Time Buy/Investment Purchase. No Chain. EPC - D.

**Offers In The Region Of £70,000**

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## HALLWAY

UPVC double glazed door to side. Doors to...

## BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over and tiled splash back. UPVC double glazed window to side.

## LOUNGE 17'05 x 10'04 (5.31m x 3.15m)

'L shaped' room with UPVC double glazed window to front. Stairs to first floor.

## KITCHEN

Fitted with a range of base and wall units with worksurfaces over. Stainless steel sink and drainer with mixer tap. Tiled splash back.

## FIRST FLOOR

## BEDROOM 11'09 x 8'07 (3.58m x 2.62m)

Velux window to front. Range of fitted storage cupboards. Airing cupboard housing hot water tank. Loft access.

## EXTERNAL

Lawned areas to front. External storage cupboard. Number 16 affords a right of way on the footpath.

## NOTE

We are advised that a gas supply is available at the property.

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

