



Dawsons

estate agents

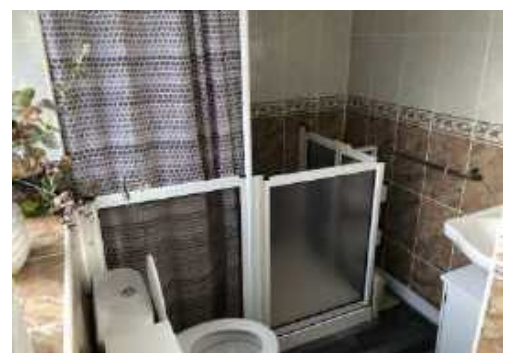


**111 Colwyn Avenue, Winch Wen, Swansea,
SA1 7EL**

OFFERS OVER £128,000

Deceptive four bedroom mid terrace property located in the sought after area of Winch Wen. Two reception rooms, fitted kitchen, and shower room to ground floor. Enclosed good size rear garden and off road parking for two vehicles to front. Freehold. EPC - D.

Offers Over £128,000



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PORCH

Entered via entrance door. Two UPVC double glazed windows. Door leading into:

HALLWAY

Radiator. Doors leading to:

LOUNGE 15'3 x 11'5 (4.65m x 3.48m)

UPVC double glazed window to front. Gas fireplace with feature surround. Radiator. Wood effect flooring.

SITTING ROOM 15'4 x 11'4 (4.67m x 3.45m)

UPVC double glazed window to rear. Radiator. Electric fireplace with feature surround. Storage cupboard. Wood effect flooring. Stairs to first floor.

KITCHEN 10'6 x 10'6 (3.20m x 3.20m)

UPVC double glazed window to side. Range of base and wall units with complimentary work surfaces. Plumbing for washing machine. Stainless steel sink with drainer. Space for oven. Integrated dishwasher. Extractor fan. Radiator. Wood effect flooring.

SHOWER ROOM 9'1 x 5'7 (2.77m x 1.70m)

UPVC double glazed obscured glass window to rear. Fully tiled bathroom. Three piece suite comprising pedestal wash hand basin. Low level WC. Walk in shower cubicle. Wood effect flooring.

FIRST FLOOR

LANDING

Access to loft. Radiator. Wood effect flooring. Doors leading to:

BEDROOM 1 11'9 x 10'2 (3.58m x 3.10m)

UPVC double glazed window to rear. Radiator. Wood effect flooring.

BEDROOM 2 11'9 x 10'1 (3.58m x 3.07m)

UPVC double glazed window to front. Radiator. Wood effect flooring.

BEDROOM 3 11'8 x 8'1 (3.56m x 2.46m)

UPVC double glazed window to front. Radiator.

BEDROOM 4 8' x 8'5 (2.44m x 2.57m)

UPVC double glazed obscured glass window to rear. Wood effect flooring.

EXTERNAL

FRONT

Parking for two vehicles.

REAR

Fully enclosed good size rear garden. Area laid to lawn. Patio area suitable for child's play or outside dining. Two garden sheds. The property enjoys a right of way between 113 and 113a.

TENURE: Freehold

COUNCIL TAX: A

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 700 777

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morriston, 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.

