



# Dawsons

estate agents



## 91 Llanllienwen Road, Ynysforgan, Swansea, SA6 6NA

OFFERS OVER £140,000

Re-furbished three bedroom ex local authority mid terrace property located in the popular location of Ynysforgan with access to the M4 Corridor. The property has a newly fitted high gloss kitchen and bathroom suite. Externally the property has an enclosed rear garden with block built outbuilding. To the front the property has an off road stone chipped area. UPVC Double glazing, Gas Combination Heating. EPC - E. Freehold. No Chain

**Offers Over £135,000**



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## **ENTRANCE HALLWAY**

Enter via UPVC double glazed door with side panel to front. Radiator. Stairs to first floor.

## **LOUNGE 14'4 x 12'3 (4.37m x 3.73m)**

UPVC double glazed window to front. Double radiator. TV point. Understairs storage cupboard.

## **KITCHEN/DINING ROOM 15'9 x 8'6 (4.80m x 2.59m)**

Modern fitted 'gloss' kitchen comprising of wall, base and drawer units with worksurfaces over. Circular sink with high-pressure mixer tap. Electric cooker with extractor fan over. Integrated double oven. Plumbing for washing machine. Tiled splashback. Two UPVC double glazed windows to rear. UPVC double glazed door to rear. Concealed wall mounted gas combination boiler. Radiator.

## **FIRST FLOOR**

### **LANDING**

Loft access. Storage cupboard.

### **BATHROOM 8'2 x 5'6 (2.49m x 1.68m)**

Three-piece suite comprising WC, pedestal wash hand basin and panelled bath with glass folding modesty screen and mains shower attachment. Tiled splashback. Two double glazed windows to rear. Radiator.

### **BEDROOM 1 11' x 10'2 (3.35m x 3.10m)**

UPVC double glazed window to rear. Radiator.

### **BEDROOM 2 12'9 x 10'2 (3.89m x 3.10m)**

UPVC double glazed window to front. Radiator.

### **BEDROOM 3 9'4 x 8'3 max (2.84m x 2.51m max)**

UPVC double radiator. Storage cupboard.

## **EXTERNAL**

### **FRONT**

Stone chipped area to front providing off road parking. Steps down to front door. Shared side pedestrian access.

### **REAR**

Enclosed rear garden which is partly stone chipped with further lawned area. Block built shed. Outside tap. Shared pedestrian access to side.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC RATING:** E

**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.

