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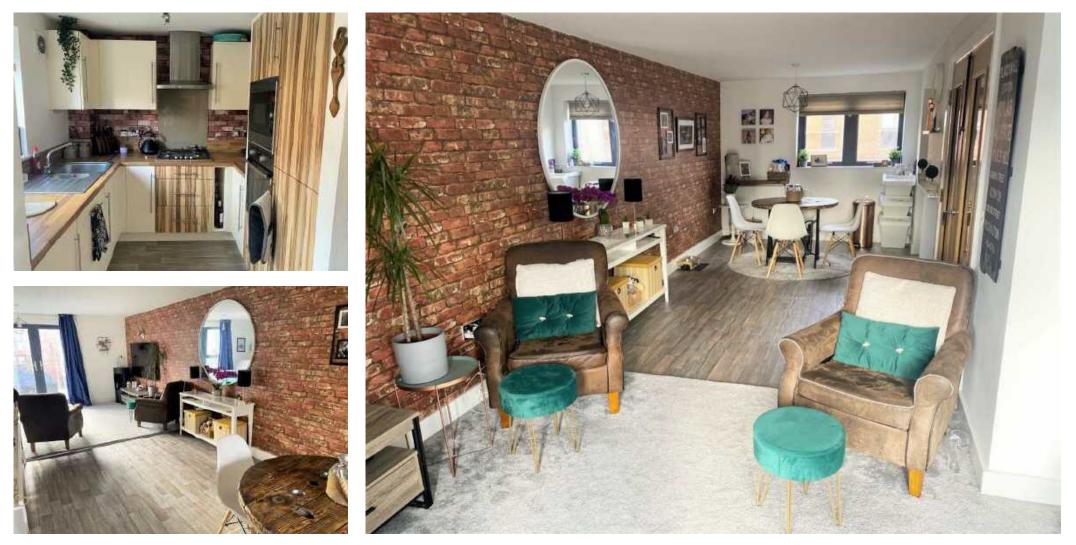
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39 Yr Hafan, Marina, Swansea, SA1 8RD **£280,000** 



A stylish three bedroom end link townhouse situated on the popular Yr Hafan development. To the ground floor there is a hallway with access to a study, shower room, utility room with rear access and bedroom three. First floor offers an open plan modern fitted kitchen leading to a dining area and a lounge with access to spacious decked balcony. The third floor offers two double bedrooms, master with ensuite and family bathroom. Externally the property has a driveway leading to the integral garage which is currently converted to a study and storage and a rear enclosed garden. Viewing Highly Recommended. EPC - B

# £280,000



## **ENTRANCE**

Driveway with access to garage which has currently had half radiator. converted into a study. Entrance front door into:

## HALLWAY

Vinyl flooring. Stairs to first floor. Storage cupboard. Stainless steel sockets and switches throughout.

## **SHOWER ROOM**

White W. C, wall mounted wash hand basin. Step in shower. Front window. Vinyl floor. Gas central heating radiator.

### BEDROOM THREE 8'08 x 11'05 (2.64m x 3.48m)

Double glazed window to rear window. Gas central heating Double glazed window to rear. French doors to front leading to a

## UTILTY 7'10 x 7'10 (2.39m x 2.39m)

Door to rear. Fitted with base units. Stainless steel sink. KITCHEN 7'08 x 10'0 (2.34m x 3.05m) Integrated washer dryer. Tumble dryer space. Wall mounted Modern kitchen with complimenting work surface over and combi - boiler.

## **FIRST FLOOR**

Landing. Stairs to second floor. Part glazed doors into open plan lounge/dining,

LOUNGE DINER 17'0 x 26'06 (5.18m x 8.08m)



large open decked patio area. Tv point. Gas central heating radiators. Arch to;

contrast integrated fridge freezer. Stainless steel eye level oven and microwave. Four ring gas hob with stainless steel splashback and chimney hood, Integrated dishwasher. Stainless steel one and half bowl sink with drainer and mixer tap. Double glazed window.

### SECOND FLOOR LANDING

Door to airing cupboard. Loft access.

### MASTER BEDROOM 13'01 x 13'01 (3.99m x 3.99m)

French door with Juliet balcony. Gas central heating radiator. Door to;

## **ENSUITE**

Step in shower cubicle. W.C. Wash hand basin. Radiator.

## BEDROOM TWO 9'01 x 13'01 (2.77m x 3.99m)

French door with Juliet balcony. Gas central heating radiator.

# **EXTERNAL**

To the front - driveway leading to original garage door which is now halved for storage and the study (stud wall can be removed). To rear - shrubs and small grassed area with railings and path onto footpath.

The property also benefits from the use of a secure communal storage area.

Communal charge per annum for up keep of roads and cu-l desac. Freehold £540.00 per year.

**TENURE:** Freehold

COUNCIL TAX: F

### **EPC RATING: B**

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 653100

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.