



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 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 radiator.

**UTILITY 7'10 x 7'10 (2.39m x 2.39m)**

Door to rear. Fitted with base units. Stainless steel sink. Integrated washer dryer. Tumble dryer space. Wall mounted 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)**

Double glazed window to rear. French doors to front leading to a large open decked patio area. Tv point. Gas central heating radiators. Arch to;

**KITCHEN 7'08 x 10'0 (2.34m x 3.05m)**

Modern kitchen with complimenting work surface over and contrast integrated fridge freezer. Stainless steel eye level oven and microwave. Four ring gas hob with stainless steel splash-back 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 de-sac. Freehold £540.00 per year.

**TENURE:** Freehold

**COUNCIL TAX:** F

**EPC RATING:** B

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

