



Dawsons

estate agents



Belmont, 2 Llanlienwen Close, Ynysforgan, Swansea, SA6 6LY

Delightfully refurbished three bedroom semi-detached dorma bungalow located in the popular location of Ynysforgan providing excellent transport links.

The ground floor has a 'high gloss' fitted kitchen with integrated appliances, modern bathroom, Bedroom one, and lounge/dining room opening onto conservatory. First floor comprises of two bedrooms and large storage space. Externally the property has a driveway and front and rear enclosed paved garden. Detached garage. Freehold. No Chain. EPC - E



Offers In The Region Of £179,950

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HALLWAY

Radiator. Tiled flooring. Door leading into:

MASTER BEDROOM 11'7 x 13' max (3.53m x 3.96m max)

UPVC double glazed window to front. Radiator. Fitted bedroom furniture.

LOUNGE 18'4 x 11'6 (5.59m x 3.51m)

UPVC double glazed sliding doors into conservatory. Electric fireplace with feature surround. Opening to:

DINING ROOM 11'6 x 13' (3.51m x 3.96m)

UPVC double glazed window to front. Stairs to first floor.

CONSERVATORY 10'4 x 9'5 (3.15m x 2.87m)

Radiator. Tiled flooring. French doors into rear garden.

KITCHEN 10'2 x 9'10 (3.10m x 3.00m)

UPVC double glazed window to side. Newly fitted base and wall units with complimentary work surfaces. Integrated fridge. Integrated freezer. Integrated electric oven. Four ring gas hob with extractor fan over. Integrated dishwasher. One and a half stainless steel sink with drainer and mixer tap. Tiled flooring.

BATHROOM 9'4 x 5'8 (2.84m x 1.73m)

Two UPVC double glazed frosted glass window to side. Fully tiled bathroom. Three piece suite comprising wash hand basin with mixer tap over vanity unit. Low level wc. Fully panelled bath with shower head over. Radiator. Heated towel rail. Tiled flooring.

FIRST FLOOR

LANDING

Storage room with radiator.

BEDROOM 2 5'6 x 8'4 (1.68m x 2.54m)

UPVC double glazed window to rear. Radiator. Storage cupboard housing combination boiler.

BEDROOM 3 8'10 x 7'5 (2.69m x 2.26m)

UPVC double glazed window to front. Radiator.

EXTERNAL

FRONT

Area laid to lawn with some mature trees and shrubs. Driveway parking. Detached Garage.

REAR

Fully enclosed rear garden. Gate leading to driveway. Fully patioed.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: E

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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

