



# Dawsons

estate agents



## **74 Herbert Thomas Way, Parc Brynheulog, Birchgrove, Swansea, SA7 0HH**

OFFERS OVER £210,000.

Unique opportunity to purchase this delightfully modern four bedroom townhouse located in the popular location of Parc Brynheulog. Set over three floors this property has a Dining area, cloakroom, and kitchen/breakfast room to ground floor. First floor comprises Lounge with views to the front and a master bedroom with en-suite. Second floor has three further bedrooms and family bathroom. Externally the property has an enclosed rear garden with area for hot tub. Garage which is boarded and off road parking for two vehicles. Gas central heating. Double glazing. Freehold. EPC - TBC.



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135 Woodfield Street, Morriston, SA6 8AL  
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#### HALLWAY

Enter via composite door to front. Tiled floor. Radiator. Opening to:

#### DINING AREA 10'6 x 9'4 (3.20m x 2.84m)

UPVC double glazed window to front. Radiator. Storage cupboard.

#### INNER HALL

Tiled Floor. Radiator. Stairs to first floor.

#### CLOAKROOM

Two piece suite comprising low-level WC and feature wash handbasin with mixer tap. Decorative tiled splash back. Radiator. Tiled floor.

#### KITCHEN/DINING ROOM 14'4 x 14'2 max (4.37m x 4.32m max)

Modern fitted kitchen comprising base, drawer, and wall units with work surfaces over. Four ring gas hob with extractor fan over. One and a half bowl stainless steel sink drainer and mixer tap. Integrated dishwasher. Integrated washing machine. Double oven. Tiled floor. Breakfast bar. Radiator. UPVC double glazed window to rear. UPVC double French doors to rear. Storage cupboard.

#### FIRST FLOOR

#### LANDING

Radiator. Down-lights.

#### LOUNGE 14'6 x 10'1 (4.42m x 3.07m)

Two UPVC double glazed windows to front enjoying views. Double radiator. Coving. Wood effect feature wall covering.

#### BEDROOM 1 9'7 x 8'7 (2.92m x 2.62m)

UPVC double glazed window to rear. Radiator. Fitted wardrobes.

#### ENSUITE

Three piece suite comprising low-level wc and pedestal wash hand basin with glass shower enclosure which is fully tiled with shower attachment. Radiator. UPVC double glazed window to rear.

#### SECOND FLOOR

#### LANDING

Over stairs storage cupboard. Down-lights. Airing cupboard housing hot water cylinder.

#### BEDROOM 2 10' x 5'1 (3.05m x 1.55m)

UPVC double glazed window to front enjoying views. Radiator. Down-lights. Fitted sliding wardrobes.

#### BEDROOM 3 10' x 7'8 (3.05m x 2.34m)

UPVC double glazed window to rear. Radiator.

#### BEDROOM 4 10' x 7'1 (3.05m x 2.16m)

Double glazed window to front enjoying views. Radiator. Loft access.

#### BATHROOM

Three-piece suite comprising low-level WC, vanity modern wash hand basin, and panelled bath with shower curtain and rainforest attachment. Partly tiled splash-back. Wood wall cladding. Heated towel rail. Down-lights.

#### EXTERNAL

#### FRONT

Boarded garage with electric garage door. Driveway providing off road parking for two vehicles.

#### REAR

Outside tap. Patio area leading to raised Astroturf decked area. Platform for Hot Tub.

**TENURE:** Freehold

**COUNCIL TAX:** D

**EPC RATING:** TBC

**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. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

