



74 Priors Way, Dunvant, Swansea, SA2 7UJ
£215,000

Set in a popular location, this property offers modern living arrangements and is evident that this home has been lovingly cared for and dressed beautifully by its current owner. The three bedroom semi detached home stands proud at the top of Priors Way and is close to parks and excellent schools with convenient access to Gower, the city centre and the M4. The accommodation comprises at ground floor level: entrance Porch, separate lounge and kitchen/breakfast room with underfloor heating. Off the first floor landing there are three bedrooms and a modern family bathroom. Externally to the front is a good sized garden laid to lawn and driveway providing parking for several vehicles and electric vehicle smart charging point. To the rear a lovely enclosed level landscaped garden. Viewing highly recommended to appreciate this fabulous family home. EPC-C

£215,000



Ground Floor

The property is entered via a composite half glazed stable door into:

Entrance Porch 2.02 x 1.26 (6'8" x 4'2")

UPVC double glazed window to the side. Wood effect tiled flooring. Ideal storage for coats and shoes. Through to:

Living Room 5.67 x 3.71 (18'7" x 12'2")

UPVC double glazed window to the front. Feature fireplace with an oak beam and slate hearth housing a log burner. Radiator. Wood effect flooring. Under stairs storage. Door into:

Kitchen/Breakfast Room 5.63 x 2.79 (18'6" x 9'2")

Fitted with a range of wall, base and drawer units with complementary work surfaces incorporating one and a half bowl sink with mixer tap. Tiled splash backs. Range style 'Bush' triple oven and grill with eight burner gas hob and extractor hood over. Space for washer drier and fridge freezer. Space for a dining table and chairs. Vertical radiator. Spotlights. Wood effect tiled flooring with under floor heating. Door into under stairs storage cupboard. UPVC double glazed window to the rear. UPVC double glazed patio doors leading out onto the rear garden.

First Floor

Landing

UPVC double glazed stained glass picture window to the side stain glass effect. Loft access hatch. Spotlights. Doors into:

Bathroom

Suite comprising low level WC, 'his and hers' wash hand basins set into a vanity unit and P shaped bath with shower over and glass side screen. Chrome heated towel rail. Shaver point. Underfloor heating. Part tiled walls. Modern mosaic tiled flooring. Two uPVC double glazed obscure glass windows to the rear.

Bedroom One 3.18 x 3.79 (10'5" x 12'5")

UPVC double glazed window to the front with panoramic countryside views. Radiator. Feature exposed brick chimney breast.

Bedroom Two 2.81 x 3.01 (9'3" x 9'11")

UPVC double glazed window overlooking the garden. Radiator.

Bedroom Three 2.63 x 2.39 (8'8" x 7'10")

UPVC double glazed window to the front with panoramic countryside views. Radiator. Door into over stairs storage cupboard.

Externally

Front

A good sized garden laid to lawn and driveway providing parking for several vehicles. Electric point and electric vehicle smart charging point.

Rear

A level landscaped garden laid to lawn with patio seating areas.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: C

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
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