



# Dawsons

estate agents



## 5 Maes Y Coed, Morrison, Swansea, SA6 6DS

Three bedroom detached property set in a quiet cul-de-sac location in central Morrison. This property is set over two floors and boasts a beautiful garden with views looking over Morrison Park. Ground floor comprises, Porch, Hallway, Kitchen/diner, Lounge, Utility space, Toilet and downstairs shower cubicle. First floor has three bedrooms, family bathroom and WC. Externally the property has off road parking for several vehicles to the front. Rear has a very large fantastic garden with views over Morrison Park. The garden is south facing which is mainly laid to lawn. Patio area, two outbuildings and a garden shed. Gas combination heating. UPVC double glazing throughout.



**£255,000**

135 Woodfield Street, Morrison, SA6 8AL  
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## **PORCH**

Entered via entrance door. Storage cupboard. Tiled flooring. Sliding door into:

## **HALLWAY**

Stairs to first floor. Radiator. Wood effect flooring. Doors leading to:

## **KITCHEN 21'6 x 9'9 (6.55m x 2.97m)**

UPVC double glazed window to front. UPVC double glazed window to rear garden. Range of base and wall units with complimentary work surfaces over. Stainless steel sink with drainer. Integrated electric oven. Four ring gas hob with extractor over. Dining area. Radiator. Tiled flooring. Wood effect flooring.

## **UTILITY AREA**

Laminate flooring. Low level wc. Wall mounted wash hand basin. Fully tiled shower cubicle. Door leading into rear garden.

## **LOUNGE 16'7 x 15'2 into bay (5.05m x 4.62m into bay)**

UPVC double glazed bay window facing rear garden. UPVC double glazed sliding door to rear garden. Radiator. Electric fire with feature surround.

## **FIRST FLOOR**

### **LANDING**

Access to loft. Airing cupboard housing combination boiler. Doors leading into:

### **MASTER BEDROOM 13'9 x 15'5 into bay (4.19m x 4.70m into bay)**

UPVC double glazed bay window to rear. Built in wardrobes. Wash hand basin over vanity unit. Radiator.

### **BEDROOM 2 11'3 x 10'3 (3.43m x 3.12m)**

UPVC double glazed window to front. UPVC double glazed window to side. Built in wardrobes. Radiator. Wash hand basin.

### **BEDROOM 3 9'7 x 10'3 max (2.92m x 3.12m max)**

UPVC double glazed window to front. Built in wardrobes. Storage cupboard. Radiator.

### **BATHROOM 6'8 x 5'9 (2.03m x 1.75m)**

UPVC double glazed obscured glass window to rear. Fully tiled bathroom. Fully panelled bath with shower over. Wash hand basin over vanity unit. Laminate flooring.

### **WC**

UPVC double glazed obscured glass window to side. Low level wc. Laminate flooring.

## **EXTERNAL**

### **FRONT**

Shared driveway. Parking for several vehicles.

### **REAR**

Large garden. Patio area suitable for outside dining. Area laid to lawn. Array of lovely mature trees and shrubs. Two outdoor storage buildings. Greenhouse. Garden shed. Views overlooking Morriston park.

**TENURE:** Freehold

**COUNCIL TAX:** D

**EPC RATING:** TBC

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 700 777

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
Morriston, 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.

