



# Dawsons

estate agents



## 15 Bryn Hedydd, Llangyfelach, Swansea, SA6 8BS

Four bedroom detached family home located in the sought after area of Llangyfelach.

To the ground floor the property boasts a fantastic Open plan Kitchen/Diner opening onto a 21' glass conservatory providing access to a lovely enclosed rear garden. Additionally there is a separate lounge, a further sitting room, downstairs cloakroom and utility room. First floor comprises of four bedrooms, Master bedroom with En-suite and family bathroom. The property has an extended driveway providing parking for numerous vehicles. Freehold.

**Offers In The Region Of £289,950**



135 Woodfield Street, Morriston, SA6 8AL  
T: 01792 700 777 | F: 01792 799 744  
mo@dawsonsproperty.co.uk

## HALLWAY

Enter via glazed door to front. Radiator. Stairs to first floor. Under stairs storage cupboard.

## CLOAKROOM

Two piece suite comprising of low level W.C and pedestal wash hand basin. Radiator. UPVC double glazed window to front.

## LOUNGE 16'7 (into bay) x 10'2 (5.05m (into bay) x 3.10m)

UPVC double glazed box window to front. Double radiator. Coving. Modern flame gas fire. TV point.

## KITCHEN/DINING ROOM 21'4 x 11'2 (6.50m x 3.40m)

Modern fitted 'Magnet' kitchen comprising of wall, base, and drawer units with solid Granite work surface over. Belfast sink with built-in drainer and mixer tap. Granite splash-back. Space for range cooker. Modern extractor hood. Integrated dishwasher. Tiled floor. Underfloor heating. Radiator. Breakfast Bar. UPVC double glazed windows to conservatory. Down-lights. Plinth Lighting. Space for recessed full size American Fridge freezer with plumbing.

## DINING AREA

Laminate flooring. Down-lights. Double radiator. Opening to:

## CONSERVATORY 21' x 10'6 (6.40m x 3.20m)

Laminate flooring. Two double radiators. TV point. UPVC triple glazed tinted doors and windows to rear.

## UTILITY ROOM

Magnet large larder cupboard. Underfloor heating. Base units with work surfaces over. Stainless steel sink drainer. Wall mounted gas boiler. Down-lights. UPVC double glazed windows to side and door to rear. Tiled floor. Plumbed for washing machine. Space and fittings for tumble dryer

## SITTING ROOM 18' x 7'8 (5.49m x 2.34m)

UPVC double glazed window to front. Double radiator. Solid wood flooring. Loft access.

## FIRST FLOOR

## LANDING

Loft access. Airing cupboard.

## BEDROOM 1 10'4 x 10'8 max (3.15m x 3.25m max)

UPVC double glazed windows to front. Radiator. TV point. Fitted wardrobes. Solid wood flooring.

## EN SUITE

Three piece suite comprising low level WC, vanity wash hand basin and glass shower enclosure with tiled splash-back and mains shower attachment. Down-lights. UPVC double glazed frosted window to side. Wooden flooring.

## BEDROOM 2 13'3 x 8'8 (4.04m x 2.64m)

UPVC double glazed windows to rear. Double radiator. Solid wood flooring. Loft access.

## BEDROOM 3 10'5 x 10' (3.18m x 3.05m)

UPVC double glazed window to rear. Double radiator. Solid wood flooring.

## BEDROOM 4 7'9 x 7'6 (2.36m x 2.29m)

UPVC double glazed window to front. Radiator. Laminate flooring.

## FAMILY BATHROOM

Modern Three piece comprising low level WC, vanity wash hand basin and panelled bath with mixer tap and electric shower. Tiled walls and floor. Heated chrome towel rail. Down light. UPVC double glazed frosted window to rear.

## EXTERNAL

Driveway to front to providing parking for numerous vehicles. Lawned area. Side pedestrian gated access. External electric car charging point

## REAR

Enclosed private garden which has a paved patio area leading with steps up to lawned garden with raised borders with mature trees and shrubs. Outside tap.

## NOTE

Please be advised that the vendor of this property is an associate of an employee of Dawsons.

**TENURE:** Freehold

**COUNCIL TAX:** E

**EPC RATING:**

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.

