



Dawsons

estate agents



26 Y Gilfach, Llandarcy, Neath, SA10 6GA

Offers Over £210,000.

Fantastic opportunity to purchase this delightfully decorated three bedroom semi-detached property with a large enclosed rear garden. Ideally located to the M4 corridor this property offers fantastic family living. Ground floor comprising 20' Lounge with Patio doors to garden. Modern fitted kitchen/diner and cloakroom. First floor has three bedrooms with en-suite to main bedroom. Family bathroom. Externally the property has a driveway to front leading to garage. Rear enclosed garden which is decked and laid to lawn. Freehold. EPC - B



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



HALLWAY

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

CLOAKROOM 6'4 x 4' (1.93m x 1.22m)

Two piece suite comprising of low level WC and pedestal wash hand basin. Radiator. Double glazed window to rear.

KITCHEN/DINING ROOM 18'5 x 8' (5.61m x 2.44m)

Modern fitted kitchen comprising of wall, base and drawer units with work surfaces over. Stainless steel sink drainer with mixer tap. Four ring gas hob with electric oven extractor fan over. Integrated dishwasher. Plumbed for washing machine. Tiled floor. Radiator. Double glazed window to front. Double glazed French doors to rear.

LOUNGE 20'4 x 9'8 (6.20m x 2.95m)

Double glazed bay window to front. Two radiators. French doors to rear. TV point. Laminate flooring.

FIRST FLOOR

LANDING

Double glazed window to rear. Radiator. Storage cupboard.

BEDROOM 1 13'4 x 9'9 (4.06m x 2.97m)

Double glazed window to rear. Radiator. Fitted cupboards and wardrobes. TV point.

ENSUITE 8'6 x 4'8 (2.59m x 1.42m)

Three-piece suite comprising low-level WC, pedestal wash hand basin and glass shower enclosure with tiled walls. Tiled floor. Radiator. Double glazed window to front.

BEDROOM 2 9'8 x 8'4 (2.95m x 2.54m)

Double glazed window to front. Radiator. Loft access which is party boarded.

BEDROOM 3 8'5 x 8'4 max (2.57m x 2.54m max)

Double glazed window to rear. Radiator.

BATHROOM 7'5 x 6'3 (2.26m x 1.91m)

Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with mixer tap. Tiled splashback. Radiator. Double glazed window to front.

EXTERNAL

FRONT

Lawned area to front with path leading to front door. Driveway leading to garage.

REAR

Enclosed rear garden comprising of large decked areas. Garden laid to lawn. Rear access to garage. Garden shed. Outside lighting. External tap.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: B

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.

