



## 240 Heol Dulais

Birchgrove, Swansea, SA7 9LH

**£120,000**



Three bedroom semi-detached ex local authority property, two reception rooms, fitted kitchen, gas central heating, UPVC double glazing, enclosed rear garden, enclosed rear garden with access to rear parking, Freehold. EPC - E

Ideal First Time Buy.



## FULL DESCRIPTION

### ENTRANCE HALLWAY

Enter via UPVC double glazed door to front. Stairs to first floor. Radiator.

### LOUNGE

13'3" x 12'6" (4.04 x 3.81)

UPVC double glazed window to front. Fireplace with gas fire housing back boiler on hearth and surround. Door to dining room.

### KITCHEN

9'6" x 7'9" (2.90 x 2.36)

Range of wall and base units with worksurfaces over incorporating stainless steel sink drainer with mixer tap. Four ring electric hob with stainless steel splashback, electric oven and extractor fan over. Plumbing for washing machine. Built-in slimline dishwasher (requires repair). Built-in storage cupboard. UPVC double glazed door to side. UPVC double glazed window to rear. Radiator.

### DINING ROOM

10'2" x 29'6" (3.10 x 9)

UPVC double glazed French door to rear. Radiator.

### FIRST FLOOR

#### LANDING

Access to loft. Storage cupboard. UPVC double glazed window to side.

#### CLOAKROOM

Low level WC. UPVC double glazed window to side.

#### BATHROOM

Fully tiled two piece suite comprising panelled bath with shower attachment over and pedestal wash hand basin. UPVC double glazed window to rear.

#### BEDROOM 1

11'10" x 10'6" (3.61 x 3.20)

UPVC double glazed window to rear. Built-in storage cupboard. Radiator.

#### BEDROOM 2

11'4" x 10'4" (3.45 x 3.15)

UPVC double glazed window to front. Built-in storage cupboard. Radiator.

#### BEDROOM 3

8'4" x 8'3" (2.54 x 2.51)

UPVC double glazed window to front. Radiator.

### EXTERNAL

#### FRONT

Steps leading to front door. Matures bushes and shrubs. Side pedestrian access.

#### REAR

Storage shed. Patio area with steps leading to further patio area. Rear pedestrian access to parking.

#### Tenure

Freehold

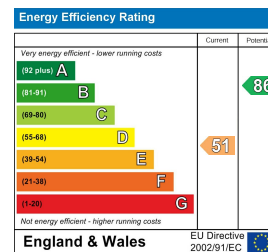
## AREA MAP



## FLOOR PLANS



## EPC



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