



73 Tyn Y Cae Road

Trallwn, Swansea, SA7 9UN

Offers Over £104,450



Three bedroom mid terrace property, ex local authority, lounge, kitchen\kitchen breakfast room, gas combination heating, UPVC double glazing, enclosed rear garden, off road parking to front. No Chain. Freehold. EPC -E. Please note this property is of non-conventional construction.

IDEAL FIRST TIME BUY



FULL DESCRIPTION

ENTRANCE HALL

UPVC double glazed door to front. Stairs to first floor.

LOUNGE

19'10" x 11'6" (6.05 x 3.51)

UPVC double glazed window to front. Patio doors to rear. Laminate flooring. Radiator.

KITCHEN/BREAKFAST ROOM

16'10" x 10'0" max (6'5" min) (5.13 x 3.05 max (1.96 min))

Fitted with a range of wall, base and drawer units with work tops over incorporating stainless steel single drainer sink unit with mixer tap over. Electric cooker point. Extractor fan. Splash back tiling. Tiled floor. Plumbed for washing machine. UPVC double glazed window to rear. UPVC double glazed doors to front and rear. Understairs cupboard.

FIRST FLOOR

LANDING

Airing cupboard housing combination boiler.

BEDROOM 1

9'4" x 9'6" to wardrobes (2.84 x 2.90 to wardrobes)

UPVC double glazed window to front. Radiator. Fitted sliding door wardrobe.

BEDROOM 2

13'7" x 10'0" max (5'8" min) (4.14 x 3.05 max (1.73 min))

UPVC double glazed window to rear. Radiator.

BEDROOM 3

11'2" x 6'5" (3.40 x 1.96)

UPVC double glazed window to front. Radiator.

BATHROOM

White three piece suite comprising low level WC, wash hand basin and bath with shower over and modesty screen. Tiled walls. UPVC double glazed window to rear. Radiator.

EXTERNAL

FRONT

Off road parking to front. Steps to front door.

REAR

Enclosed rear garden with patio area and lawned area.

NOTE

Please note this property is of non-conventional construction.

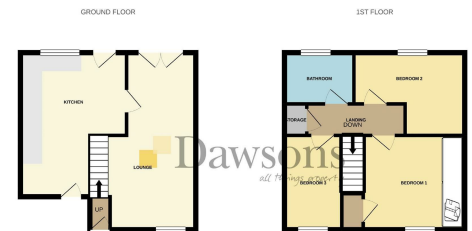
Tenure

Freehold

AREA MAP

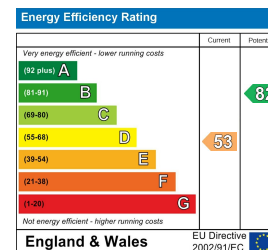


FLOOR PLANS



These plans are intended to provide a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

135 Woodfield Street, Morriston, SA6 8AL

T 01792 700 777 E mo@dawsonsproperty.co.uk

W dawsonsproperty.co.uk

