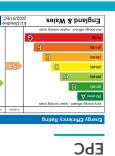


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Relocation

Ombudsning Ombudsning

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.

SUO

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FLOOR PLAN

20 Caemawr Road Morriston, Swansea, SA6 7DX Offers Over £270,000





GENERAL INFORMATION

Refurbished four bedroom detached family home with three receptions rooms, fitted kitchen, utility room, ground floor and first floor cloakroom, first floor bathroom with 'Clawfoot bath'.

Externally the property has ample off road parking to front. Rear enclosed south facing garden with access to detached rear garage. UPVC double glazing. Gas combination heating. Freehold. No Chain. EPC - E.

FULL DESCRIPTION

ENTRANCE HALLWAY Composite door to front. Stairs to first floor. Double radiator.

RECEPTION ROOM 1 12'2 x 11'4 (3.71m x 3.45m) UPVC double glazed doors to front. UPVC double glazed French doors to rear. Two double radiators

RECEPTION ROOM 2 14'3 x 11'4 (4.34m x 3.45m) UPVC double glazed sash style window to front. Feature fireplace coal effect fire. Recess shelving. Double radiator









KITCHEN 15'1 x 11'7

Fitted with a range of wall, base and drawer units with worktops over incorporating one and a half bowl China sink unit. Larder unit. Recess space for Range cooker with feature splashback tiling. UPVC double glazed window to rear. Two UPVC double glazed windows to side. Double radiator. Understairs storage cupboard.

RECEPTION ROOM 3 12' 3 x 9'10 (3.66m 0.91m x 3.00m)

UPVC double glazed window to both sides. Under stairs storage cupboard. UPVC double glazed door to side. Double radiator.

UTILITY ROOM

Stainless steel single drainer sink unit. Wall mounted boiler. Chrome towel radiator. UPVC double glazed window to rear and UPVC double glaze door to hand basin and low-level WC and corner shower enclosure. Tiled walls. Chrome towel radiator. UPVC double glazed windows to either sides

LANDING

UPVC double glazed window to side.

BEDROOM 1

15'5 x 11'4 (4.70m x 3.45m) UPVC double glaze windows to front and rear. Two double radiators.

BEDROOM 2

12'10 x 10'3 (3.91m x 3.12m) UPVC double glazed window to front. Double radiator.

BEDROOM 3

12'2 x 10'3 (3.71m x 3.12m) UPVC double glazed window to rear. Double radiator.

BEDROOM 4 8'6 x 8 (2 59m x 2 4

8'6 x 8 (2.59m x 2.44m) UPVC double glazed window to front.





side.

CLOAKROOM

White two piece suite comprising lowlevel WC and wash hand basin. UPVC double glazed window to rear.

FIRST FLOOR

REAR LANDING

Double door storage cupboard with radiator.

CLOAKROOM

White two piece suite comprising lowlevel WC and traditional wash hand basin. Chrome towel radiator. UPVC double glazed window to side.

BATHROOM

Four piece suite comprising 'Double ended Clawfoot' bath, traditional wash

Double radiator

EXTERNAL

FRONT

Ample off road parking to front.

REAR

Good size enclosed level rear garden with patio area and further area for lawning. External stores. Rear access to garage.

Tenure Freehold

Freehold

NOTE

The property has previously been used for Commercial purposes and change of use is currently being prepared