



25 Greenfield Crescent

Llansamlet, Swansea, SA7 9SR

Offers Around £175,000



FULL DESCRIPTION

ENTRANCE HALLWAY

Entered via entrance door. Split level hallway. Stairs leading to ground floor. Stairs leading to first floor. Doors leading into:

BEDROOM 3

13' x 10' (3.96m x 3.05m)

UPVC double glazed window to front. Radiator.

SHOWER ROOM

5'5 x 6'2 (1.65m x 1.88m)

UPVC double glazed obscured glass window to front. Three piece suite comprising of a walk in double shower cubicle. Vanity unit wash hand basin. Low level wc. Heated towel rail. Vinyl flooring.

FIRST FLOOR

LANDING

Access to loft. Doors leading into:

BEDROOM 1

16'4 max x 9'10 (4.98m max x 3.00m)

UPVC double glazed window to rear. Radiator.

BEDROOM 2

11'10 x 10'8 (3.61m x 3.25m)

UPVC double glazed window to rear. Built in wardrobes. Radiator.

GROUND FLOOR

INNER HALL

Radiator. Doors leading into:

LOUNGE

13'10 max x 11'10 (4.22m max x 3.61m)

Radiator. Open plan to:

CONSERVATORY

13'1" x 9'10" (4.00m x 3.00m)

Radiator. French doors into rear garden.

KITCHEN

15'8 x 9' (4.78m x 2.74m)

UPVC double glazed window to rear. UPVC double glazed obscured glass door to side. Kitchen fitted with a range of base and wall units with complimentary work surfaces over. Plumbing for washing machine. Space for fridge/freezer. Double oven with four ring gas hob with extractor fan over. Cupboard housing baxi combi boiler. Radiator. Tiled flooring.

EXTERNAL

FRONT

Area laid to lawn. Steps leading to entrance door. Off road parking space for one vehicle.

REAR

Large fully enclosed rear garden. Generous patio area suitable for child's play and alfresco dining. Steps leading to front. Rear and side access to car port. Garden shed. Area laid to lawn. Mature trees and shrubs. Fantastic views.

AREA MAP

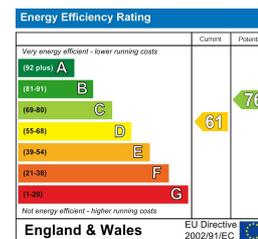


FLOOR PLANS



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EPC



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135 Woodfield Street, Morriston, SA6 8AL

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

W dawsonsproperty.co.uk

