



2 Parc-Y-Duc Terrace, Morrison, Swansea, SA6 7BH

£145,000

We are pleased to offer for sale with lovely terrace home situated conveniently for Morrison Town, M4, City Centre, Morrison Hospital and the DVLA.

The accommodation comprises to the ground floor of an entrance hall, lounge/dining room, kitchen/breakfast room and a lean to porch/utility. On the first floor you will find two double bedrooms and a bathroom with access to the attic room which has a window and radiator. Externally there is a well maintained rear garden with a good size garage. This property is an ideal first home and viewing is recommended.

The Accommodation Comprises

Ground Floor

Hall

Entered via double glazed door to front, staircase to first floor, laminate flooring, radiator.

Lounge/Dining Room 21'2" x 6'7" (6.46m x 2.00m)



Double glazed windows to front and rear, laminate flooring, understairs storage cupboard, radiator.

Kitchen/Breakfast Room 11'9" x 10'0" (3.57m x 3.05m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink with tiled splashbacks, built-in dishwasher, space for fridge/freezer, built-in electric oven and four ring electric hob with extractor hood over, double glazed window to rear, tiled flooring, double glazed door to side.

Lean to Porch/Utility

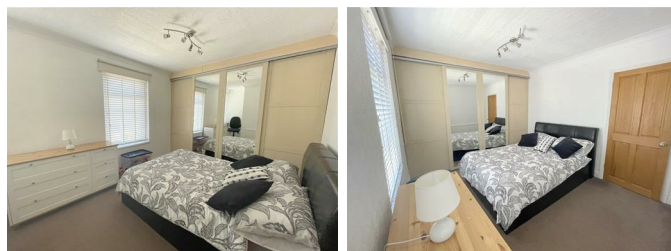
Plumbing for washing machine, tiled flooring, double glazed door to rear leading to the garden.

First Floor

Landing

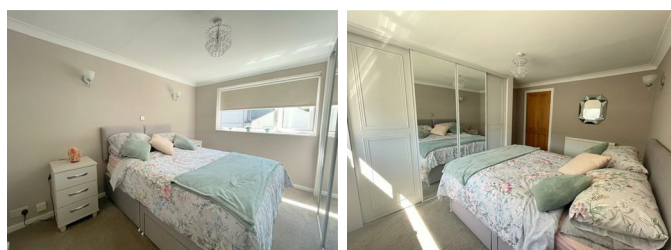
Access to attic room with pull down ladder, storage cupboards housing the boiler, airing cupboard with radiator.

Bedroom 1 10'5" x 12'2" (3.17m x 3.70m)



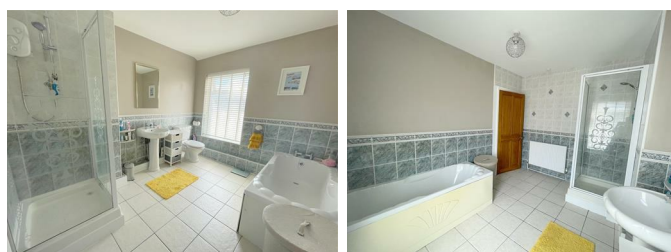
Two double glazed windows to front, built-in wardrobes, radiator.

Bedroom 2 12'0" x 10'0" (3.65m x 3.05m)



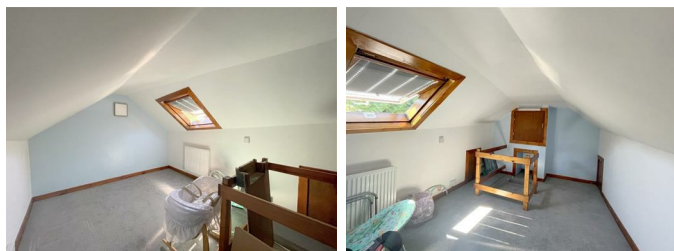
Double glazed window to rear, built-in wardrobes, radiator.

Bathroom



Four piece suite comprising bath, wash hand basin, tiled shower cubicle and WC. Half tiled walls, radiator, tiled flooring, frosted double glazed window to rear.

Attic Room



Skylight window to rear, storage cupboard, radiator.

Agents Note

The property is Freehold

Council Tax - B (2022/2023 - £1386.34 MIN)

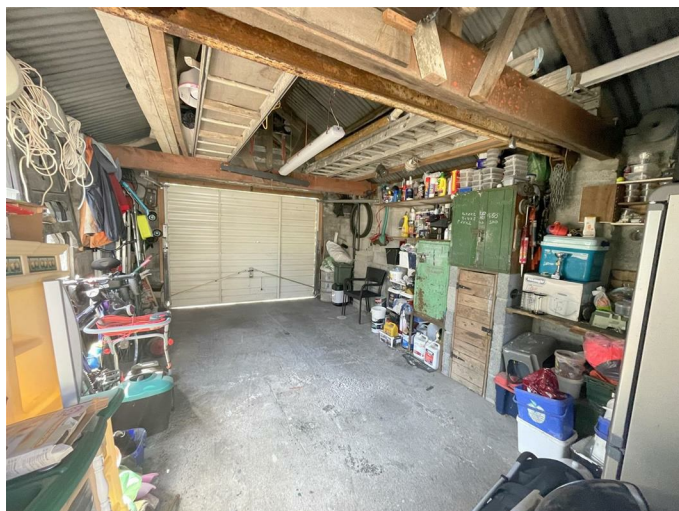
External



To the front of the property is a lawned garden.

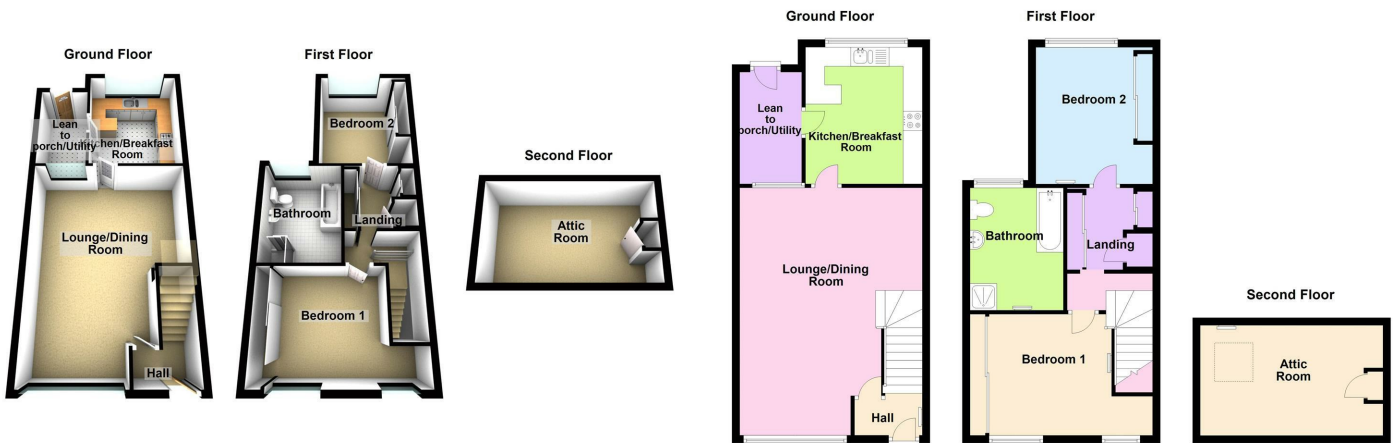
There is a low maintenance rear garden with patio area and steps leading to a further patio. There is rear access and a good size garage.

Garage 19'5" x 12'5" (5.93m x 3.79m)



With up and over door from the rear lane and a door leading to the patio area. There is also power and lighting.

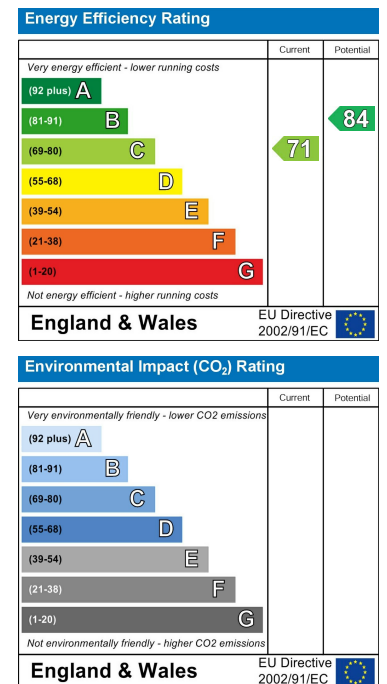
Floor Plan



Area Map



Energy Efficiency Graph



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