



## 122 Clyndu Street, Morriston, Swansea, SA6 7BG

**£140,000**

A three bedroom terraced house offers a wonderful opportunity for families and professionals seeking a comfortable and convenient home. Spanning approximately 915 square feet, the property is offered for sale with no chain, ensuring a smooth transition for prospective buyers. The location is particularly advantageous, with easy access to local schools, shops, and a variety of amenities that cater to everyday needs. Excellent transport links further enhance the appeal, allowing for quick journeys to Swansea City Centre, Morriston Hospital, and the M4 corridor. Upon entering the property there is an entrance porch that leads into a hall. The ground floor boasts two reception rooms, ideal for both relaxation and entertaining guests. A functional kitchen, an inner porch, and a bathroom complete the ground floor layout, providing all the essentials for modern living. Venturing to the first floor, you will discover three bedrooms. Outside, the property features a courtyard at the front, while the rear presents a tiered garden, complete with a patio area and a lawned garden. An outbuilding that could serve as a workshop or additional storage space. Notably, the garden also includes a parking space, a rare and valuable find in this area, adding to the overall convenience of this lovely home.



## The Accommodation Comprises

### Ground Floor

#### Porch

Entered via front door, laminate flooring.

#### Hall



Staircase leading to the first floor, laminate flooring, radiator.

#### Living Room 11'1" x 13'11" (3.38m x 4.23m)



Double glazed window to front, gas fire in surround, fitted carpet, radiator.

#### Dining Room 12'0" x 11'0" (3.66m x 3.35m)



Double glazed window to rear, laminate flooring, radiator.

#### Kitchen 11'6" x 8'6" (3.51m x 2.60m)



Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, built-in electric oven and four ring gas hob with extractor hood over, plumbing for washing machine, space for fridge/freezer. Double glazed window to side, door leading to rear garden, vinyl flooring, radiator.

#### Another Aspect Of The Kitchen

#### Inner Porch

Vinyl flooring.

### Bathroom



Fitted four piece suite comprising bath, wash hand basin, shower cubicle and WC. Frosted double glazed window to side, part tiled, vinyl flooring, heated towel rail.

### First Floor

#### Landing

Double glazed window to rear, storage cupboard, fitted carpet, radiator.

#### Bedroom 1 10'11" x 11'5" (3.32m x 3.48m)



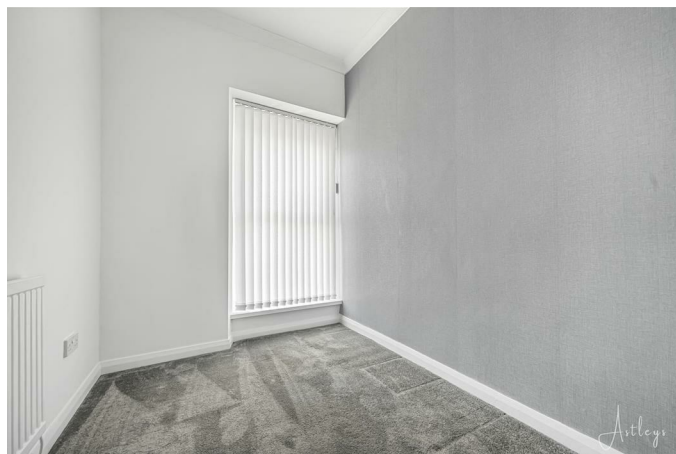
Double glazed window to front, fitted carpet.

#### Bedroom 2 12'0" x 11'5" (3.66m x 3.48m)



Double glazed window to rear, fitted carpet, radiator.

#### Bedroom 3 7'9" x 6'5" (2.36m x 1.96m)



Double glazed window to front, fitted carpet, radiator.

#### External

To the front of the property there are steps leading to a lawned courtyard.

To the rear of the property you will find a tiered garden with patio, lawn area with an outbuilding and parking space.

### Rear Parking



1000 Mbps

Satellite / Fibre TV Availability - BT Sky

### Rear Garden



### Aerial Images



### Agents Notes

Tenure - Freehold

Council Tax - B

Services- Mains electric. Mains sewerage. Mains Gas.  
Mains water.

Mobile Coverage - EE Vodafone Three O2

Broadband - Basic 14 Mbps Superfast 70 Mbps Ultrafast



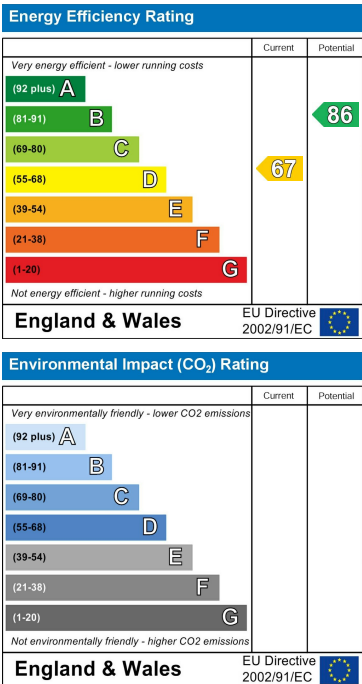
Floor Plan



Area Map



Energy Efficiency Graph



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