



11 Bath Road, Morriston, Swansea, SA6 7AP

£117,500

An opportunity to acquire an extended, well presented two bedroom home (formerly a three bedroom and easily reverted) boasting a west facing garden and situated in a popular location.

The accommodation comprises of an entrance porch, lounge/dining room and a kitchen on the ground floor. On the first floor you will find two bedrooms and a shower room. The property benefits from gas heating, double glazing and an enclosed rear garden. This is an ideal first home and early viewing is highly recommended. EPC Rating - C.

The Accommodation Comprises

Ground Floor

Porch

Entered via double glazed door to front, tiled flooring, storage cupboard.

Lounge/Dining Room 18'2" x 13'5" (5.53m x 4.09m)



Double glazed window to front, three radiators, laminate flooring, staircase to first floor.

Kitchen 9'6" x 13'5" (2.90m x 4.09m)



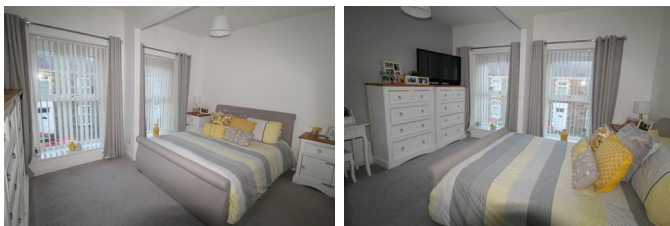
Fitted with a matching range of wall and base units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and cooker with electric point for cooker, double glazed window to rear, storage cupboard, radiator, tiled flooring, wall mounted combination boiler, double glazed door to rear.

First Floor

Landing

Access to loft, airing cupboard with slatted shelving.

Bedroom 1 10'4" x 13'5" (3.16m x 4.09m)



Two double glazed windows to front, built-in wardrobe with hanging rails and shelving, radiator.

Bedroom 2



Double glazed window to rear, laminated flooring, radiator.

Shower Room



Three piece suite comprising tiled double shower, vanity wash hand basin and WC. Tiled walls and flooring, heated towel rail, frosted double glazed window to rear.

External



There is a small back yard with a garden shed and

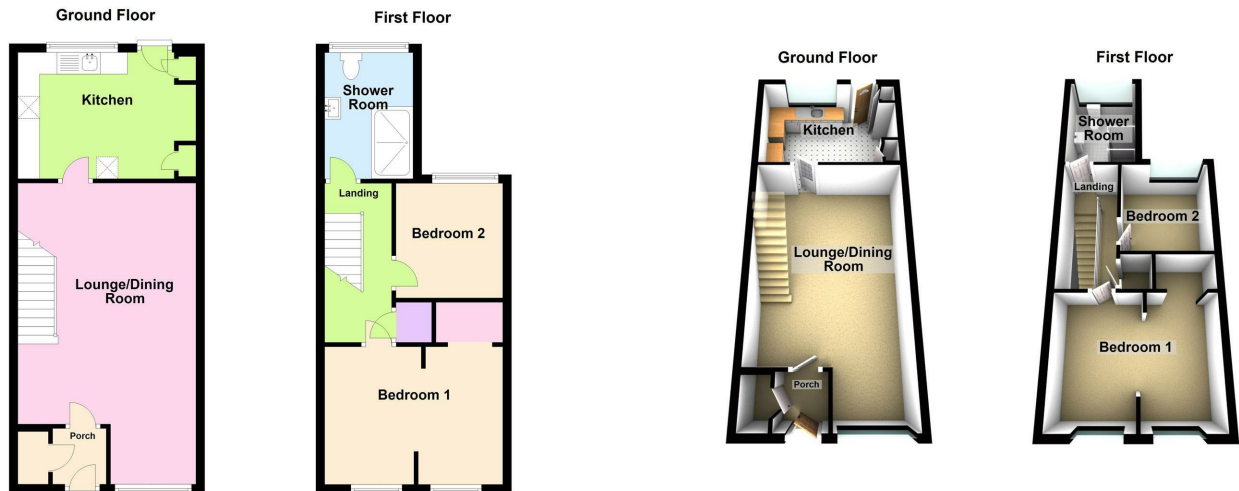
steps leading to the garden.

The rear garden is tiered with a lawned area and a further decking area.

Agents Note

Under section 21 of the Estate Agents act 1979 (declaration of interest) we have a duty to inform the potential purchaser of this property that the vendor is an employee of Astleys.

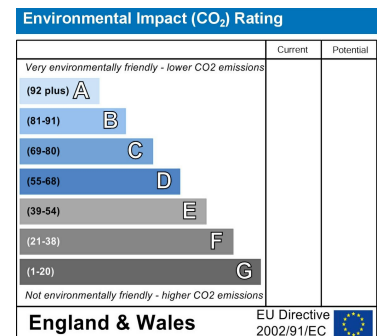
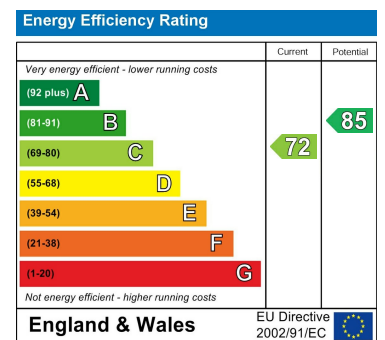
Floor Plan



Area Map



Energy Efficiency Graph



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