



## 328 Neath Road, Plasmarl, Swansea, SA6 8JU

**£99,950**

Offered for sale with No Chain a two bedroom terrace property conveniently situated for Morfa Retail Park, City Centre, M4 and amenities.

The accommodation comprises of an entrance porch, hallway, lounge/dining room and a kitchen on the ground floor. On the first floor you will find two bedroom and the bathroom. The property benefits from gas heating, double glazing and a rear garden. EPC Rating - D.

## The Accommodation Comprises

### Ground Floor

#### Porch

Entered via double glazed door to front.

#### Hall

Staircase to first floor, radiator.

#### Lounge 9'8" x 10'10" (2.94m x 3.29m)



Double glazed window to front, radiator, open plan to the dining area.

#### Dining Area 10'10" x 10'10" (3.31m x 3.29m)



Under-stairs storage cupboard, radiator.

#### Kitchen 6'5" x 14'4" (1.96m x 4.37m)



Fitted with a 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, double glazed window and door to rear, radiator.

### First Floor

#### Landing

Storage cupboard.

#### Bedroom 1 10'2" x 14'4" (3.09m x 4.37m)



Double glazed window to front, radiator.

#### Bedroom 2 10'10" x 8'6" (3.31m x 2.59m)



Double glazed window to rear, wall mounted boiler, radiator.

## Bathroom



Three piece suite comprising bath with shower, wash hand basin and WC. Tiled splashbacks, frosted double glazed window to rear, tiled flooring, radiator.

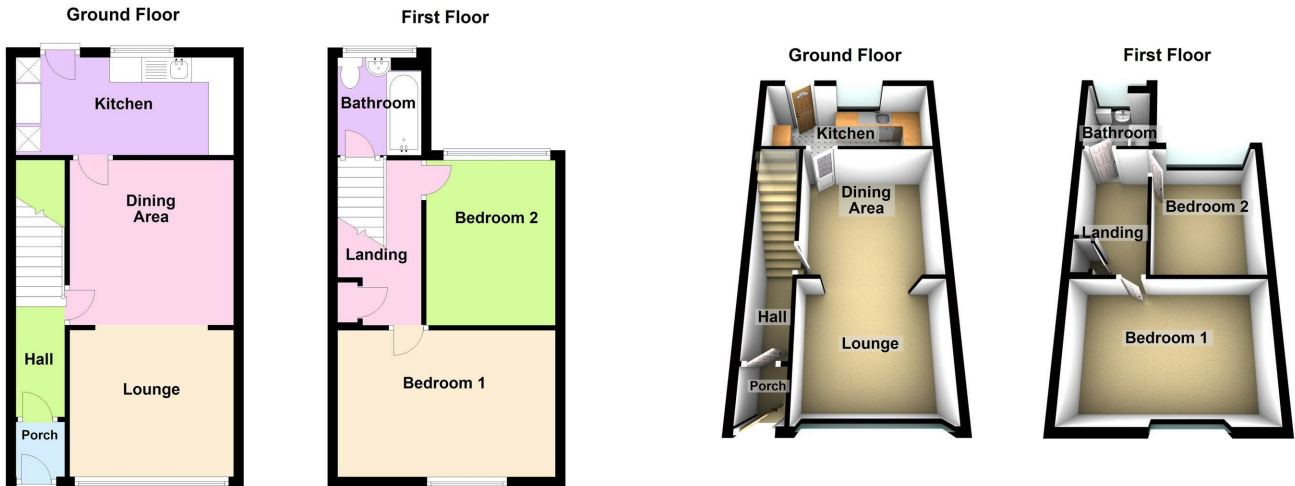
## External



To the front of the property is a forecourt garden.

The rear garden is terraced and enclosed.

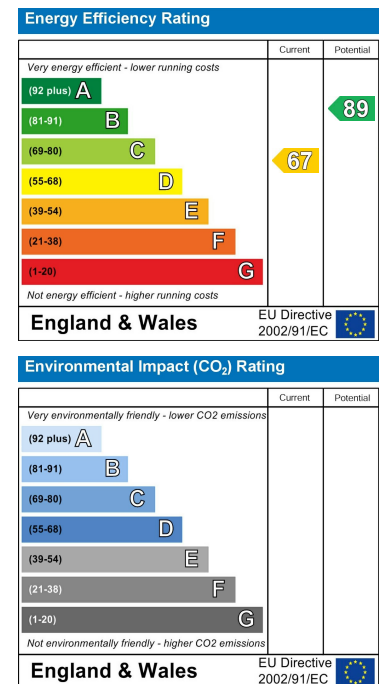
## Floor Plan



## Area Map



## Energy Efficiency Graph



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