



2 School Road, Morriston, Swansea, SA6 6HZ

£149,995

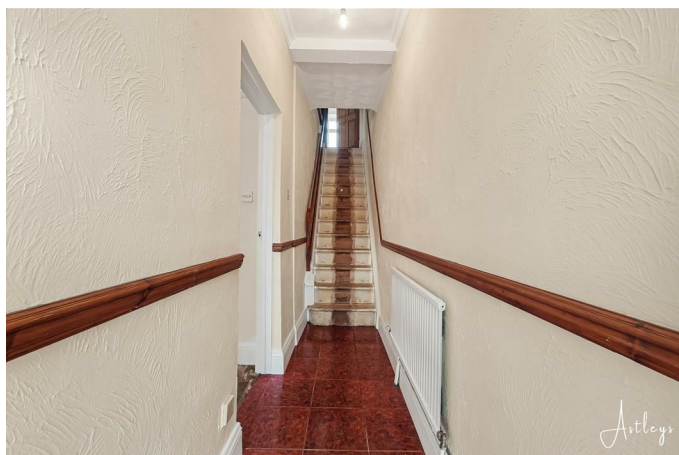
Situated in the heart of Morriston, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to put their own stamp on a property. Offered to the market with no onward chain, the property is ideal for buyers seeking a renovation project with fantastic potential.

The accommodation briefly comprises an entrance hall leading to a spacious open-plan living and dining room. The ground floor also benefits from a kitchen/breakfast room and a family bathroom. To the first floor are three bedrooms. Externally, the property is approached via a courtyard garden, and side access leads to the enclosed rear garden. Conveniently located, the property enjoys easy access to a wide range of local amenities including shops, supermarkets, cafes, and leisure facilities. Families will appreciate the selection of well-regarded primary and secondary schools nearby, while excellent transport links provide convenient access to Swansea City Centre, the M4 motorway, and surrounding areas. The property is also ideally positioned for Morriston Hospital, making it a practical choice for healthcare professionals and those wishing to be close to one of the region's major employers.

The Accommodation Comprises

Ground Floor

Hall 23'10" x 3'3" (7.26m x 0.99m)



Entered via the front door, with a staircase rising to the first floor.

Lounge/Dining Room 23'10" x 12'9" (7.26m x 3.88m)



Double glazed window to front, electric fireplace with surround, two radiators.



Kitchen/Breakfast Room 6'7" x 16'4" (2.00m x 4.97m)



Double glazed window to side, 1+1/2 bowl stainless steel sink, under stairs storage cupboard.

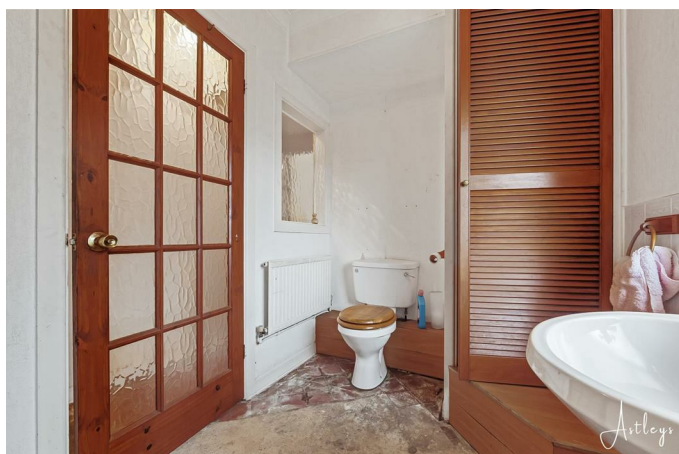


Inner Porch 8'11" x 3'3" (2.72m x 0.99m)

Bathroom 11'6" x 6'7" (3.51m x 2.00m)



Three piece suite comprising a bath with shower over, wash hand basin and WC. Finished with part tiled walls, a storage cupboard and a frosted double glazed window to the side.



First Floor

Landing 12'8" x 5'11" (3.86m x 1.80m)

Storage cupboard.

Bedroom 1 11'10" x 16'4" (3.61m x 4.97m)



Two double glazed windows to front, radiator.



Bedroom 2 12'8" x 10'0" (3.86m x 3.06m)



Double glazed window to rear, radiator.



Bedroom 3 10'5" x 9'7" (3.18m x 2.91m)



Doubled glazed window to rear,

External

To the front, a neat courtyard garden, with side access leading through to the rear.

The rear garden is fully enclosed.

Agents Note

Tenure _ Freehold

Council Tax Band - B

Parking - On street

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Mains Water.

Mobile coverage - EE Vodafone Three O2

Broadband - Standard - 18 Mbps Superfast 80 Mbps

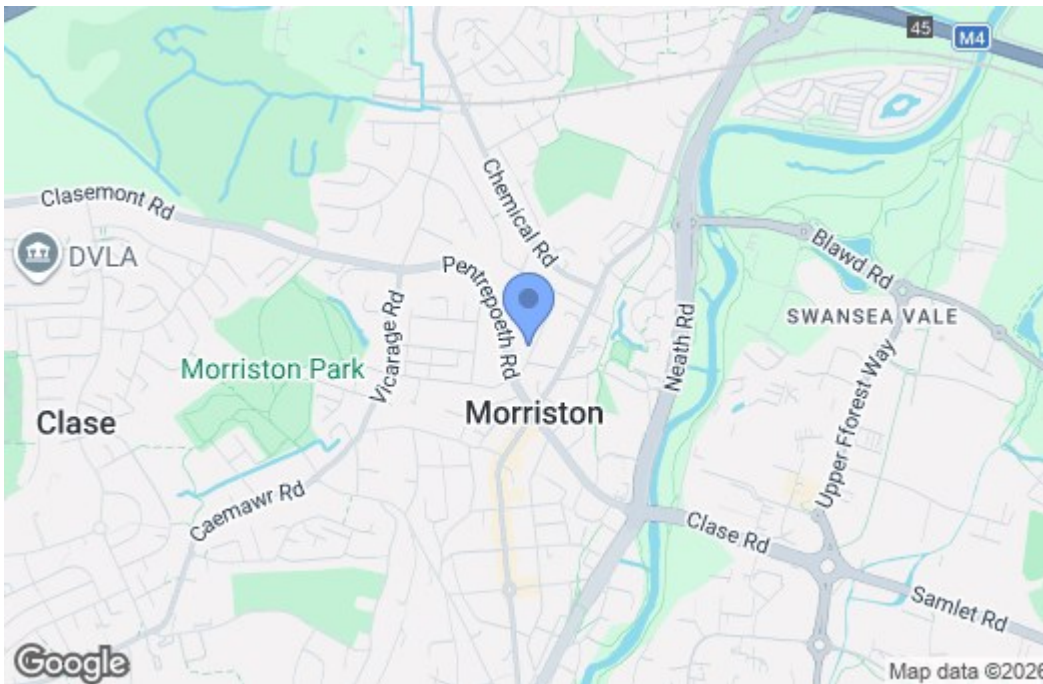
Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky

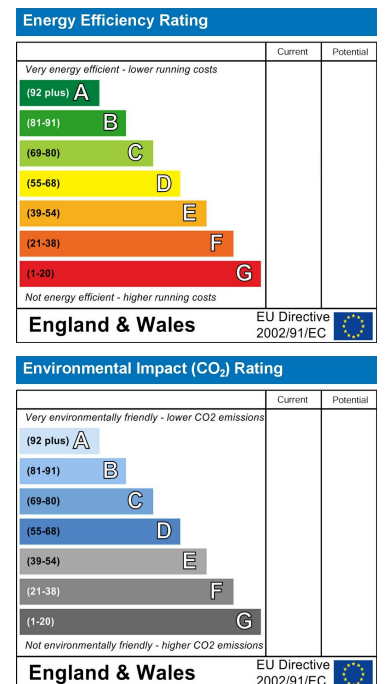
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.