



## 172 Llanllienwen Road, Morriston, Swansea, SA6 6LT

**£170,000**

A three bedroom middle terrace property with off road parking and a larger than average rear enclosed garden.

The property is located ideally for both Secondary and Primary schools, M4, Morriston Town and Hospital, shops and local amenities making it a perfect family home or first time purchase.

The accommodation comprises to the ground floor; hallway, sitting room, lounge/dining room, kitchen and shower room. On the first floor there is three bedrooms and the bathroom. Externally there is off road parking to the front and a enclosed rear garden.



## The Accommodation Comprises

### Ground Floor

#### Entrance

Via uPVC door.

#### Hallway 11'11" x 6'2" (3.62m x 1.89m)



Doors to; sitting room and lounge/dining room, radiator, stairs to first floor.

#### Sitting Room 11'11" x 12'7" (3.62m x 3.84m)



Double glazed window to front, radiator.

#### Lounge/Dining room 12'1" x 19'2" (3.69m x 5.83m)



Double glazed window to rear, storage cupboard, two radiators, sliding door to inner hallway.

#### Inner Hallway

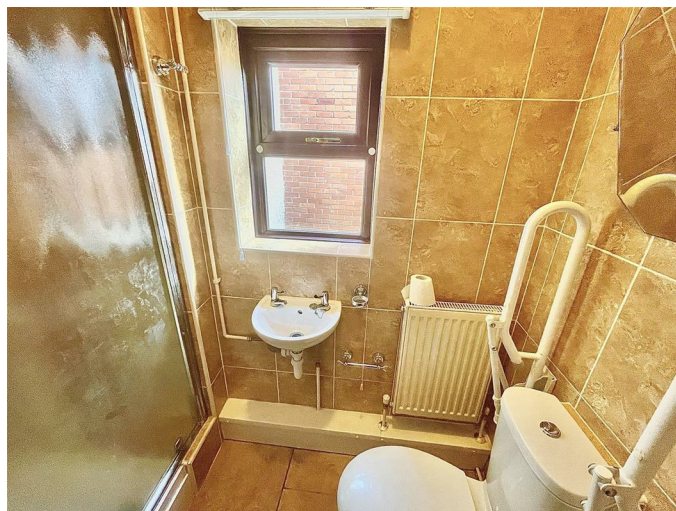
Doors to kitchen and shower room, radiator.

#### Kitchen 17'3" x 8'2" (5.27m x 2.50m)



Fitted with a range of wall and base units with worktop over, inset sink with mixer tap and drainer. Plumbed for washing machine, space for free standing gas cooker. Tiled walls and floor, double glazed window to rear. Door to rear garden.

#### Shower Room



Three piece suite comprising; walk in shower cubicle, wash hand basin and low level w/c. Tiled walls and flooring, radiator, double glazed window to rear.

#### First Floor

#### Landing 6'11" x 6'2" (2.12m x 1.89m)

Doors to all three bedrooms and bathroom.

### Bedroom 1 13'6" x 12'7" (4.11m x 3.84m)



Double glazed window to rear, fitted mirror fronted wardrobes, radiator.

### Bedroom 2 10'6" x 12'7" (3.21m x 3.84m)



Double glazed window to front, radiator.

### Bedroom 3 6'7" x 9'10" (2.01m x 2.99m)



Double glazed window to front, storage cupboard, radiator.

### Bathroom



Four piece suite comprising; panelled bath, wash hand basin, low level w/c and bidet. Tiled walls and flooring, storage cupboard, radiator, double glazed frosted window to rear.

### External

#### Front Garden

Off road parking for two cars, side access leading to rear garden.

#### Rear Garden



There is a good size rear garden, with a patio area with brick built outbuilding housing a w/c.

### Tenure

We have been advised that the property is Freehold

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



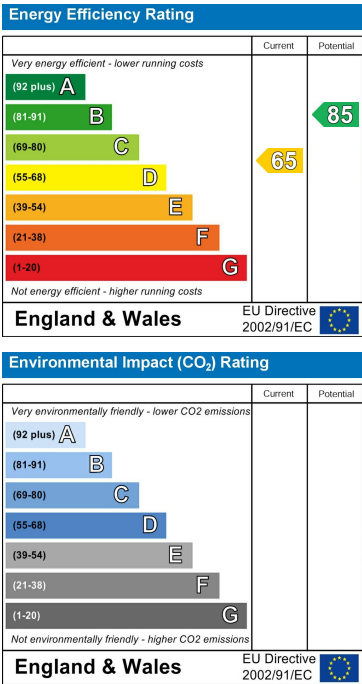
Floor Plan



Area Map



Energy Efficiency Graph



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