



24 Pleasant Street, Morriston, Swansea, SA6 6HH

£90,000

**** Video Tour Available **** Offered for sale with No Chain a two bedroom end terrace situated within walking distance to Morriston Town and a short drive to the M4, DVLA, Morriston Hospital and Schools. The accommodation comprises to the ground floor of an entrance hall, lounge, dining room and kitchen. On the first floor you will find two bedrooms and a bathroom. The property benefits from gas central heating, double glazing and a rear garden. The property is in need of some modernisation and could be a good investment purchase for a buy to let. EPC Rating - D.

The Accommodation Comprises

Ground Floor

Hall

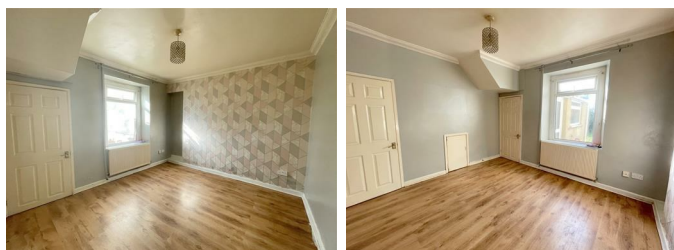
Entered via door to front, laminate flooring, staircase to first floor, radiator.

Lounge 11'7" x 11'3" (3.54m x 3.42m)



Double glazed window to front, radiator.

Dining Room 11'2" x 11'3" (3.40m x 3.42m)



Double glazed window to rear, under-stairs storage cupboard, radiator.

Kitchen 11'6" x 7'10" (3.50m x 2.40m)



Fitted with a range of wall and base units with worktop space over, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, built-in electric oven and four ring gas hob with extractor hood over, double glazed window to side, radiator, tiled flooring, door to side leading to the garden.

First Floor

Landing

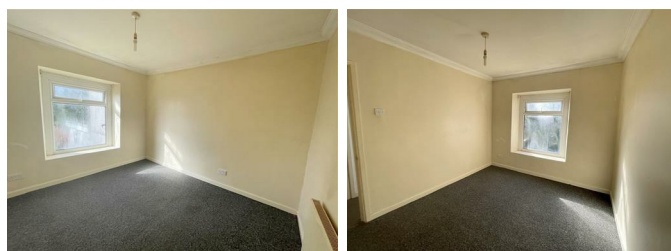
Double glazed window to rear, cupboard housing the boiler.

Bedroom 1 10'11" x 7'11" (3.33m x 2.41m)



Double glazed window to front, radiator.

Bedroom 2 11'1" x 9'4" (3.38m x 2.84m)



Double glazed window to rear, radiator.

Bathroom



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

External



To the rear of the property is a lawned garden.

TENURE

The property is FREEHOLD.

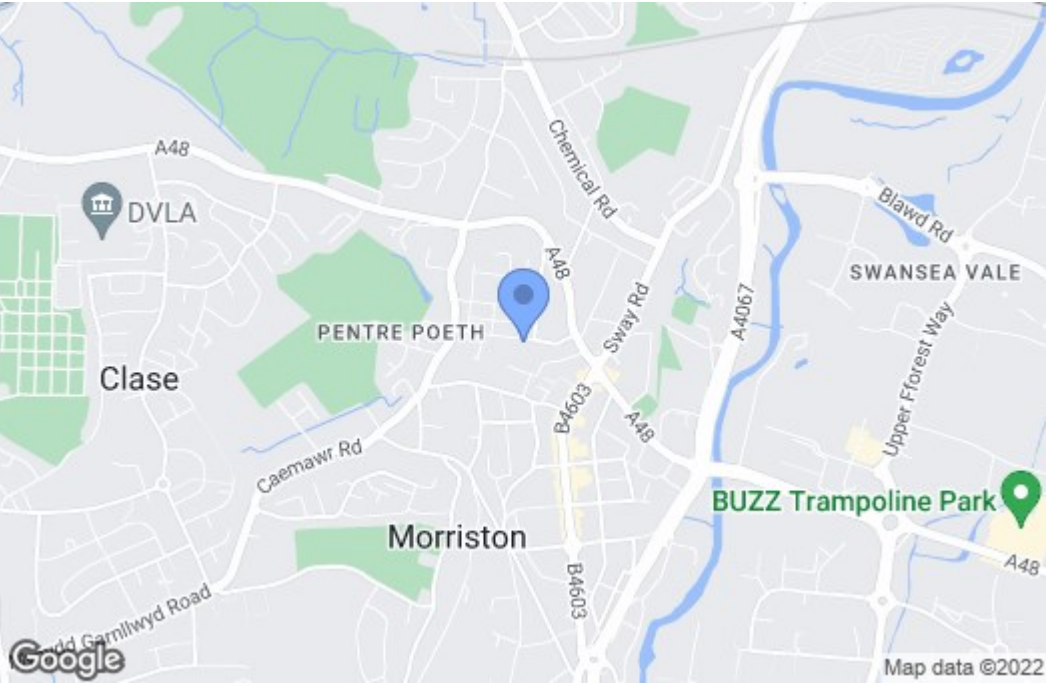
Council Tax - B (2022/2023 - £1386.34MIN)

AGENTS NOTE

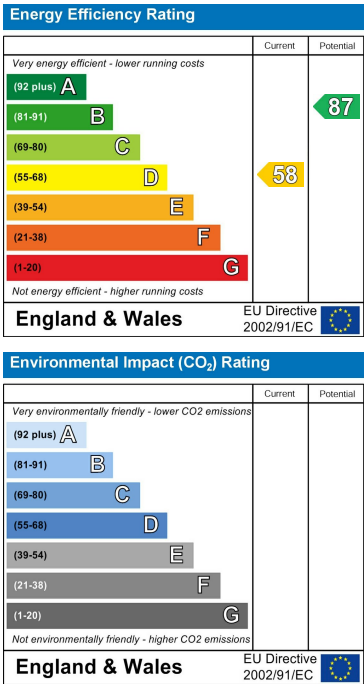
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.