



## 117 Clyndu Street, Morriston, Swansea, SA6 7BG

**£124,950**

Offered with no onward chain, this well-located two-bedroom home presents an excellent opportunity for first-time buyers or investors alike. The accommodation comprises a dining area leading through to the lounge, along with a kitchen and ground floor bathroom. To the first floor are two bedrooms. Externally, the property benefits from a rear garden providing pleasant outdoor space, with the added potential for off-road parking, subject to the necessary consents — a valuable feature in this popular residential area.

Ideally situated close to Morriston town centre, the property is within easy reach of local shops, amenities, and transport links. Whether you are looking for a home to settle into or a promising rental investment, this charming property is not to be missed.

## The Accommodation Comprises

### Ground Floor

#### Dining Area 8'5" x 11'1" (2.56m x 3.38m)



Entered via door to front, double glazed window to front, radiator, staircase to first floor, open plan to the lounge.

#### Lounge 9'9" x 10'3" (2.96m x 3.13m)



Double glazed window to side, fireplace, open plan to the kitchen.

#### Kitchen 10'11" x 10'0" (3.33m x 3.04m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer, tiled splashbacks, space for fridge/freezer, washing machine and cooker, double

glazed window to side, radiator, open plan to the rear hallway which has a door to the bathroom and a door to the rear garden.

### Bathroom



Three piece suite comprising bath with shower over, wash hand basin and WC. Radiator, frosted double glazed window to rear.

### First Floor

#### Bedroom 1 9'11" x 11'0" (3.02m x 3.36m)



Double glazed window to rear, cupboard with boiler, radiator.

## Bedroom 2 8'4" x 11'6" (2.54m x 3.51m)



Double glazed window to front, radiator.

## External

### Rear Garden



There are steps leading up to the front of the property.

To the rear, the garden is accessed via steps and is mainly laid to lawn, with the added benefit of gated rear access. There is also potential for rear parking access via Pentremalwed Road, subject to the necessary consents

### Agents Note

Tenure - Freehold

Services - Mains electric. Mains sewerage. Mains Gas.

Water Meter.

Parking - On Street

Mobile coverage -EE Vodafone Three O2

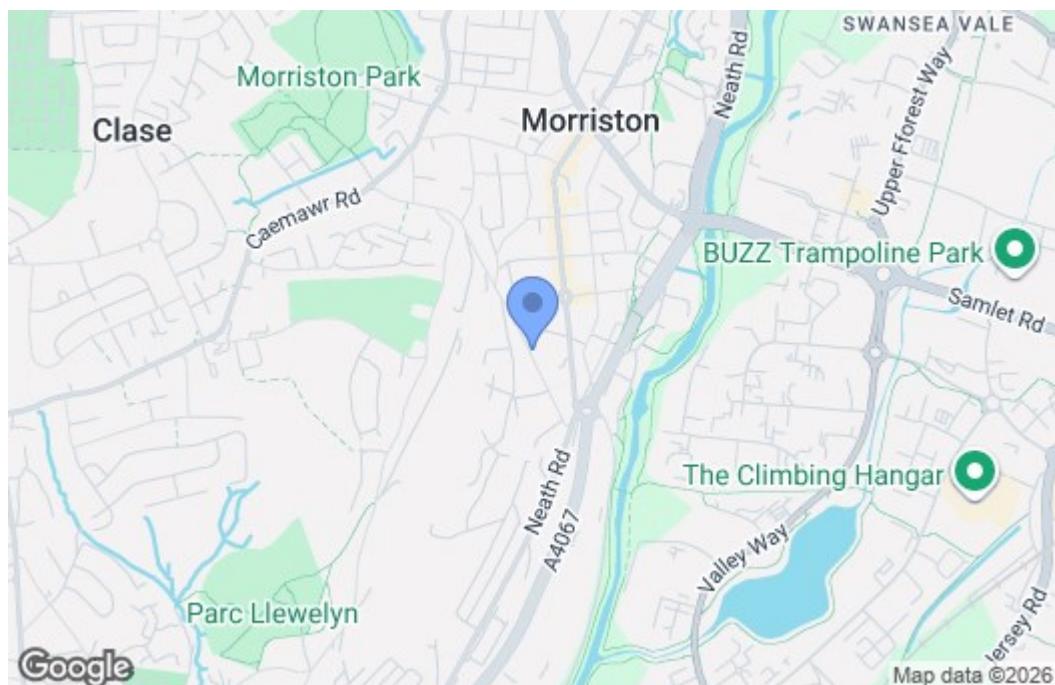
Broadband - Basic14 Mbps Superfast 74 Mbps Ultrafast  
10000 Mbps

Satellite / Fibre TV Availability -BT Sky Virgin

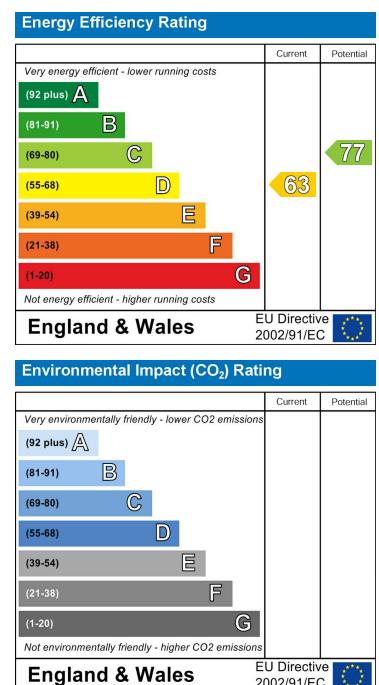
## Floor Plan



## Area Map



## Energy Efficiency Graph



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