



24 Lan Street, Morriston, Swansea, SA6 7AY

Offers Over £130,000

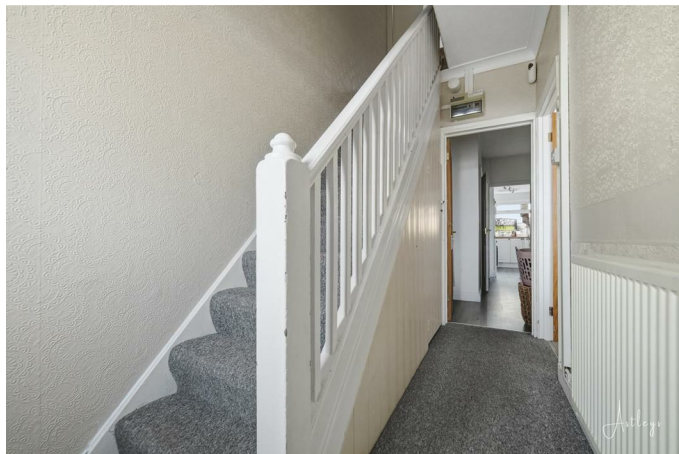
In the heart of Morriston, Swansea, this charming terraced house on Lan Street offers an excellent opportunity for first-time buyers and investors alike. Spanning a comfortable 775 square feet, the property welcomes you with an entrance hall that leads into a bright and airy lounge. The lounge is enhanced by a lovely front-facing bay window, which allows natural light to flood the space, creating a warm and welcoming atmosphere. The dining room, (currently used as an additional bedroom) has access to the wet room and the kitchen. As you ascend to the first floor, you will find two generously sized bedrooms and the bathroom. Outside, the property boasts a small forecourt garden at the front, while the rear offers a lawned garden along with a garage for additional storage.

This delightful home is ideally located within walking distance to local shops, making everyday errands effortless. Furthermore, excellent transport links to the motorway, Morriston Hospital, and the DVLA enhance the convenience of this location, making it suitable for both commuters and those working locally. In summary, this property not only represents a perfect first step onto the property ladder but also serves as a promising buy-to-let investment opportunity.

The Accommodation Comprises

Ground Floor

Hall



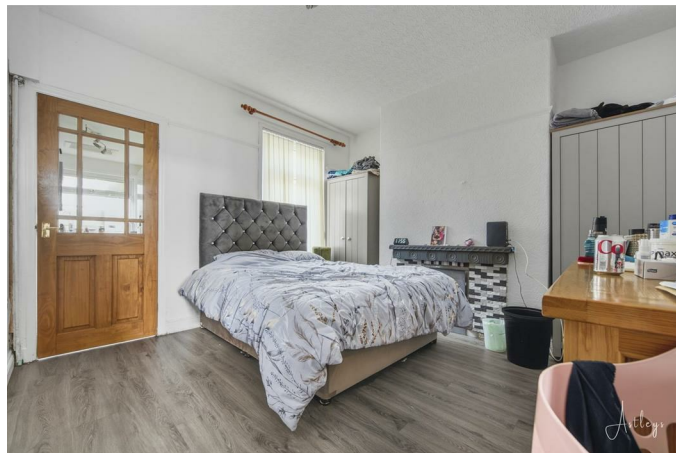
Entered via door to front, staircase to first floor, radiator.

Lounge 10'11" x 9'5" (3.33m x 2.88m)



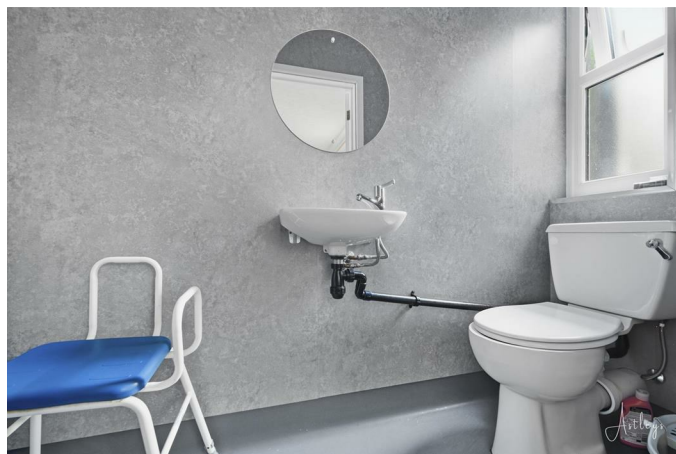
Double glazed bay window to front, radiator.

Dining Room 11'7" x 15'2" (3.52m x 4.63m)



Double glazed window to rear, laminate flooring, radiator, door to wetroom and kitchen.

Wet Room



Shower area, wash hand basin and wc. Frosted double glazed window to rear.

Kitchen 9'9" x 6'4" (2.96m x 1.93m)



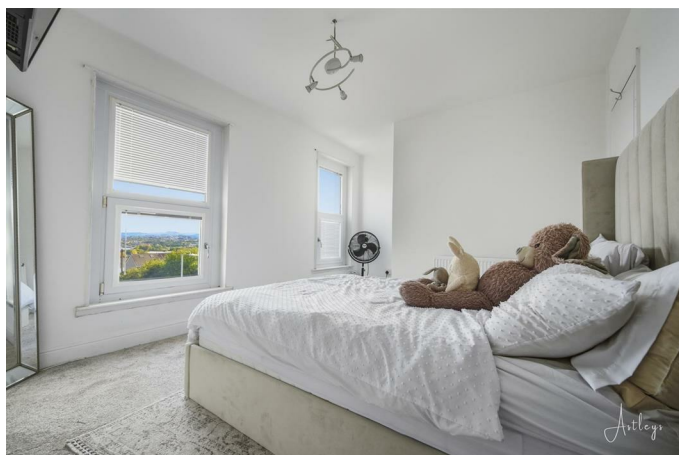
Fitted with a range of wall and base units with worktop space over, stainless steel sink unit, tiled

splashbacks, space for fridge/freezer and washing machine, built-in eye level electric double oven, four ring gas hob with extractor hood over, laminate flooring, , double glazed window to rear, frosted double glazed window to side, door to side leading to the rear garden.

First Floor

Landing

Bedroom 1 10'5" x 15'2" (3.18m x 4.63m)



Two double glazed windows to front, radiator.

Bedroom 2 12'4" x 8'4" (3.77m x 2.53m)



Double glazed window to rear, built-in wardrobe, radiator.

Bathroom



Three piece suite comprising bath with shower over, vanity wash hand basin and WC. Part tiled walls, storage cupboard, heated towel rail, frosted double glazed window to rear.

Aerial Images



External



To the front of the property is a small forecourt garden.

The rear garden is enclosed mainly laid to lawn with a garage at the rear for storage.

Agents Note

Tenure - Freehold

Council Tax Band - B

Services - Mains electric. Mains sewerage. Mains Gas.
Water Meter.

Parking - On Street

Mobile coverage - EE Vodafone Three O2

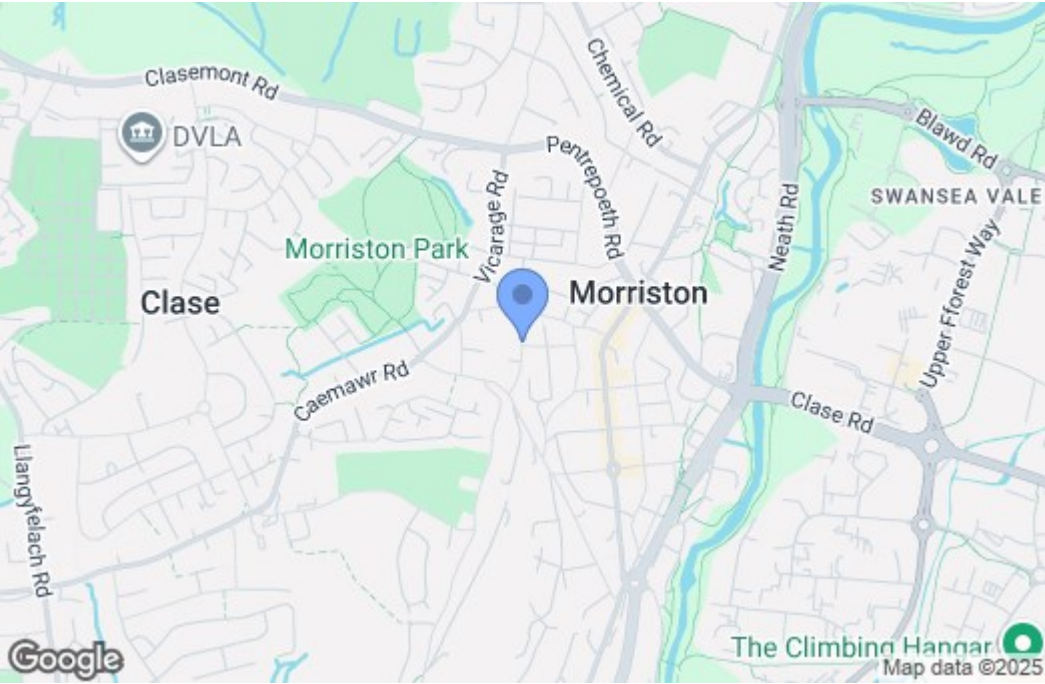
Broadband - Basic 16 Mbps Superfast 74 Mbps Ultrafast
10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

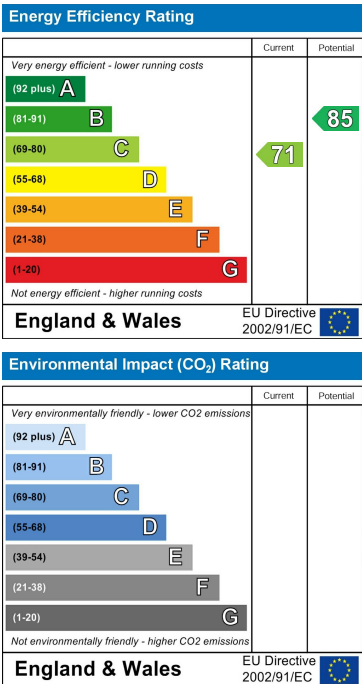
Floor Plan



Area Map



Energy Efficiency Graph



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