



## 19 Bath Avenue, Morrison, Swansea, SA6 7AW

**£140,000**

A mid terraced home, offering approximately 818 sq ft of well-presented living space, is the perfect opportunity for first-time buyers or investors alike. With no onward chain, the property is ready for a smooth and swift purchase. The ground floor welcomes you via a spacious entrance hallway, setting the tone for the generous accommodation throughout. To the front, a bright and airy dining room features an attractive bay window, flooding the space with natural light. To the rear, a comfortable lounge flows seamlessly into the kitchen, creating a warm and sociable living environment. Upstairs, the property offers two well proportioned bedrooms and a modern shower room completes the first floor. Externally, the home benefits from an enclosed rear garden, designed for low maintenance. Conveniently located within walking distance of local shops and public transport links, the property also offers easy access to the M4, Morrison Hospital, and the DVLA, making it an excellent choice for commuters. Early viewing is highly recommended to appreciate the space, convenience, and potential this lovely home has to offer.

## The Accommodation Comprises

### Ground Floor

#### Hall



Entered via door to front, laminate flooring, staircase to first floor, radiator, door to the two reception rooms.

#### Dining Room 10'11" x 9'4" (3.34m x 2.84m)



Featuring a double glazed bay window to the front, allowing for plenty of natural light and creating a bright, welcoming space. It is fitted with laminate flooring, radiator and complemented by a decorative picture rail and elegant coving to the ceiling that add character to the room.

#### Lounge 12'9" x 15'2" (3.89m x 4.62m)



A bright and inviting space, featuring double glazed double doors that open out onto the rear garden, creating a seamless connection between indoor and outdoor living.

The room is finished with laminate flooring and includes a radiator. An open aspect leads directly into the kitchen, enhancing the sense of space and flow, ideal for both everyday living and entertaining.



### Kitchen 10'0" x 7'11" (3.04m x 2.42m)



Fitted with a range of wall and base units providing ample storage, complemented by generous worktop space. It features a stainless steel sink unit with tiled splashbacks, along with space for a fridge/freezer and washing machine. There is a built-in electric oven and a five-ring gas hob with an extractor hood above, wall mounted boiler and a double glazed window to the rear allows in natural light. A door to the side provides direct access to the rear garden..

### First Floor

#### Landing

Door to:

#### Bedroom 1 10'7" x 15'2" (3.22m x 4.62m)



Two double glazed windows to front, picture rail, coving to ceiling, radiator.



#### Bedroom 2 13'4" x 9'3" (4.07m x 2.83m)



Double glazed window to rear, radiator.

### Shower Room



The modern shower room is fitted with a contemporary three piece suite comprising a double shower enclosure, wash hand basin, and WC, all complemented by stylish black taps and matching accessories. The room benefits from ceiling spotlights, creating a bright and sleek finish, along with a heated towel rail. A frosted double glazed window to the rear.

### External



Externally, the property benefits from a small forecourt garden to the front.

To the rear, there is a decking area accessed directly from the property, with steps leading down to a further outdoor space which is paved and gravelled, offering a low-maintenance and versatile area ideal for seating and outdoor entertaining.

### Agents Note

Tenure - Freehold

Council Tax Band - B

Services - Mains electric. Mains sewerage. Main Gas. Mains water.

Parking - Permit Parking

Mobile coverage - EE Vodafone Three O2

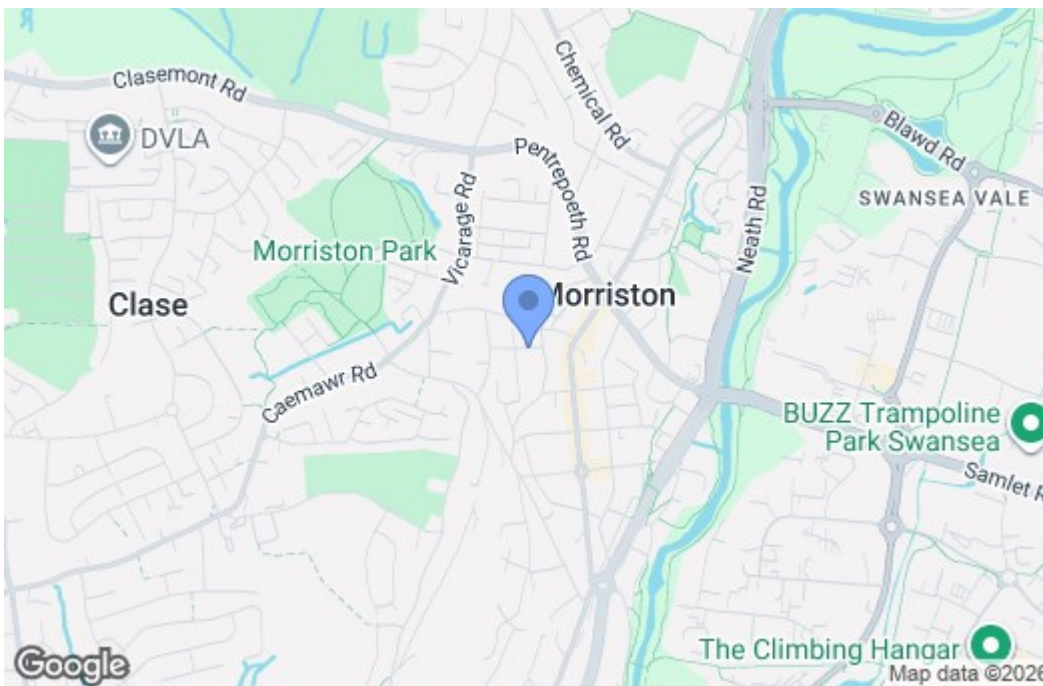
Broadband - Basic 16 Mbps Superfast 79 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

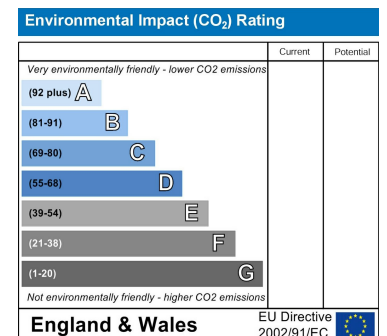
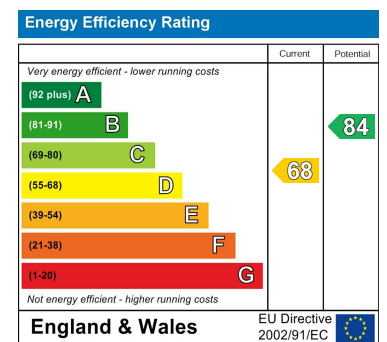
## Floor Plan



## Area Map



## Energy Efficiency Graph



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