

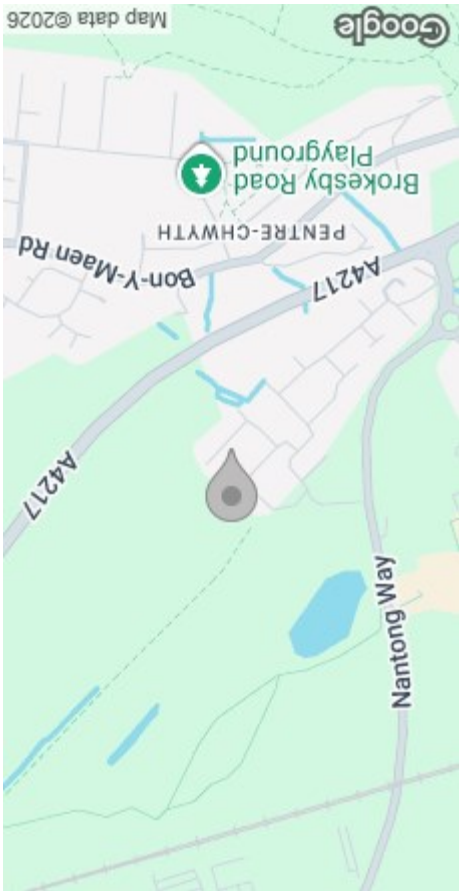
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for errors of omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

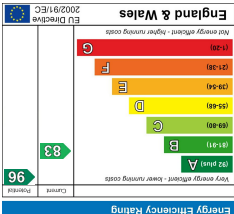
Made with Bluebeam (2020)



FLOOR PLAN



AREA MAP



EPC



GENERAL INFORMATION

We are pleased to present this attractive and well-maintained end-terrace home, offering comfortable modern living and broad appeal for both first-time buyers and investors alike.

The accommodation is thoughtfully arranged, beginning with a welcoming entrance hallway and cloakroom, leading through to a bright reception room. To the rear, a contemporary kitchen/dining space creates an excellent hub for everyday living, with French doors opening directly onto the enclosed rear garden ideal for entertaining or relaxing. To the first floor are two generously sized double bedrooms and a stylish modern family bathroom.

Externally, the property benefits from off-road parking to the front, a low-maintenance rear garden, and the added convenience of side pedestrian access, providing practical access to the garden without passing through the house.

Ideally located close to Morfa Retail Park, the Swansea.com Stadium, Swansea City Centre, local schools, and amenities, this home combines modern presentation with excellent accessibility.

Early viewing is highly recommended to fully appreciate the quality, layout, and convenience this appealing property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Cloakroom

Lounge
13'7" x 9'10" (4.16m x 3.02m)

Kitchen/Dining Room
13'1" x 10'7" (3.99m x 3.24m)

First Floor

Landing

Bedroom 1
13'1" x 8'1" (3.99m x 2.48m)



Bedroom 2
13'1" x 9'3" (3.99m x 2.84m)

Bathroom

External

Off Road Parking to Front

Side Pedestrian Access

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - C

EPC-B

Services

Mains Gas & Electric
Mains Sewerage

"Broadband – The current supplier is (Tesco).

"Mobile - There are no known issues with mobile coverage .

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

