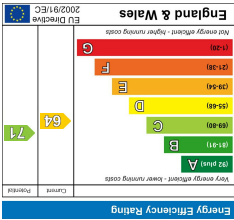


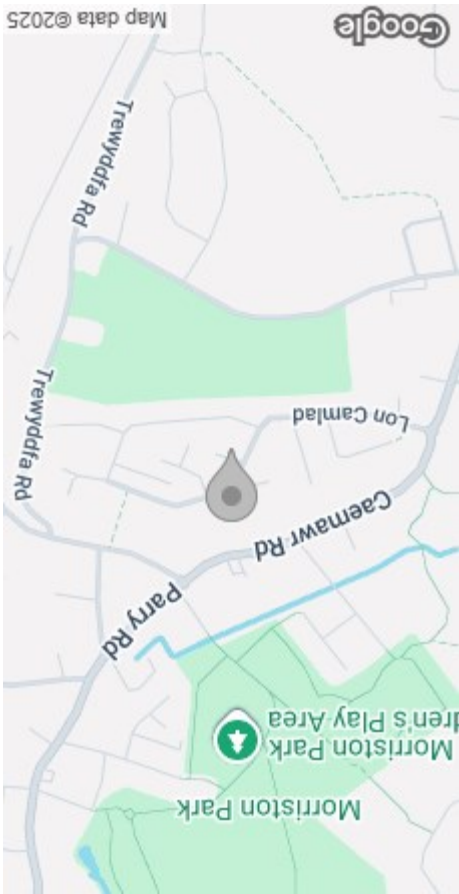
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.

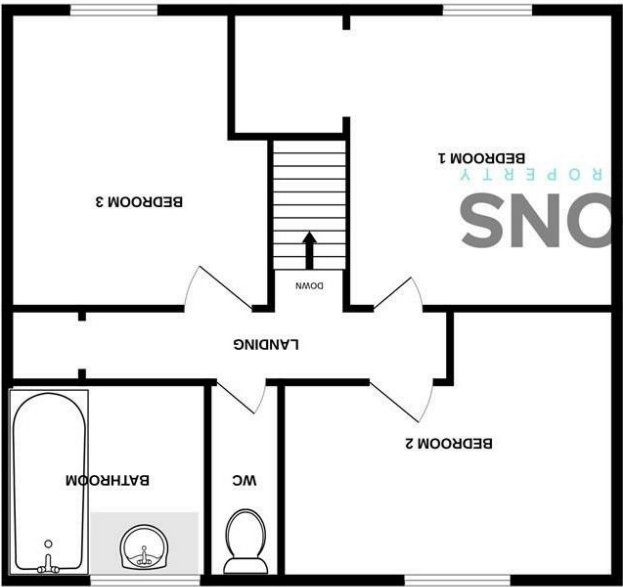
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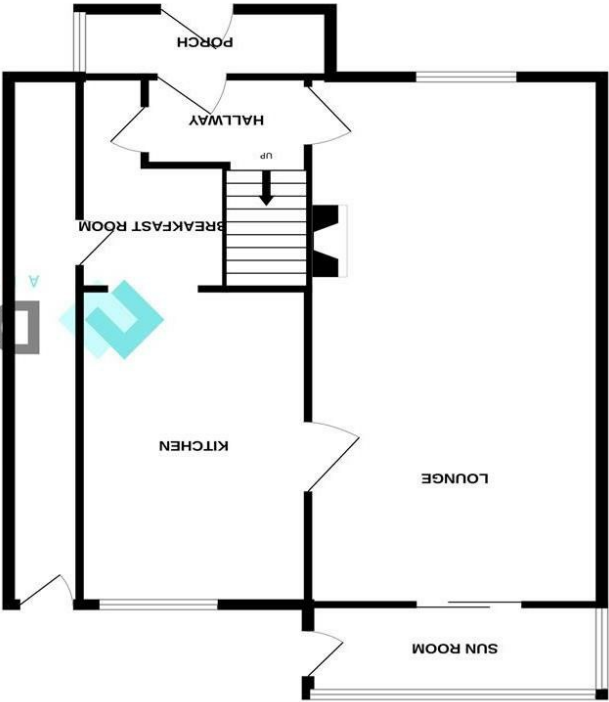
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



13 Lon Ithon
Morriston, Swansea, SA6 7EL
Asking Price £110,000



GENERAL INFORMATION

Located in the charming area of Lon Ithon in Morriston, Swansea, this mid-terrace house presents an excellent investment opportunity. With three well-proportioned bedrooms, this property is perfect for families or those seeking a comfortable living space. The reception room offers a welcoming area for relaxation and socialising, making it an ideal setting for both quiet evenings and entertaining guests.

The property boasts a bathroom with separate W.C, providing essential facilities for everyday living. Its location is particularly advantageous, as it is conveniently situated close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. Additionally, the property benefits from great transport links to the M4, making commuting to nearby cities and regions straightforward and efficient.

Importantly, this property is offered with no chain, allowing for a smooth and hassle-free purchase process. Whether you are a first-time buyer, a growing family, or an astute investor, this mid-terrace house in Morriston is a promising opportunity.

FULL DESCRIPTION

Entrance

Porch

Hallway

Lounge
20'5 x 10'0 (6.22m x 3.05m)

Kitchen
8'2 x 6'1 (2.49m x 1.85m)



Breakfast Room
9'0 x 6'5 (2.74m x 1.96m)

First Floor

Landing

Bedroom Three
11'3 x 6'5 (3.43m x 1.96m)

Bedroom One
12'0 x 11'0 (3.66m x 3.35m)

Bedroom Two
13'8 x 9'0 (4.17m x 2.74m)

W.C

Bathroom
7'3 x 6'3 (2.21m x 1.91m)

External

Council Tax Band
A

EPC
D

Tenure
Freehold

Services
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

Additional Information
** This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. **

** Please note that any services, heating system and appliances have not been tested, and no warranty can be given or implied as to their working order. **

