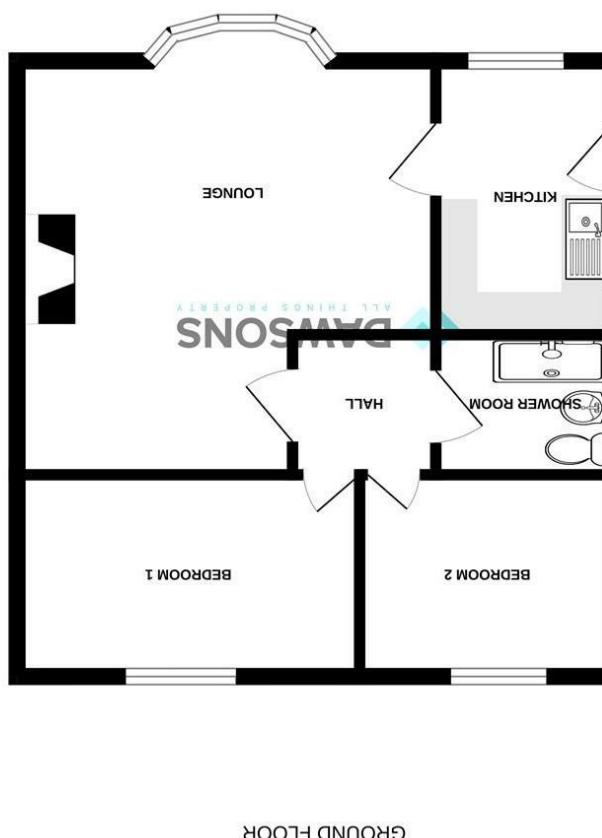


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every care has been taken to ensure the accuracy of the information contained in these, measurements



GROUND FLOOR

#### AREA MAP

#### FLOOR PLAN



21 Heol Y Grug  
Morriston, Swansea, SA6 6EN  
Offers Over £165,000



## GENERAL INFORMATION

Welcome to this charming semi-detached bungalow located on Heol Y Grug in the lovely area of Morriston, Swansea.

This property boasts a cosy reception room, kitchen, two comfortable bedrooms, and a convenient shower room. As you step inside, you'll be greeted by a well-presented interior that is sure to make you feel right at home.

The well-maintained gardens to the front and rear of the property offer a peaceful retreat where you can relax and unwind. One of the great features of this property is the driveway and garage, providing ample parking space for you and your guests.

Additionally, being close to local amenities, the DVLA, and Morriston hospital, you'll have everything you need right at your doorstep. For those who commute, you'll appreciate the great transport links to the M4, making travel to and from this property a breeze.

The absence of a chain means a smooth and hassle-free transaction for those looking to make this property their new home.



## FULL DESCRIPTION

### Kitchen

13'6 x 8'9 (4.11m x 2.67m)



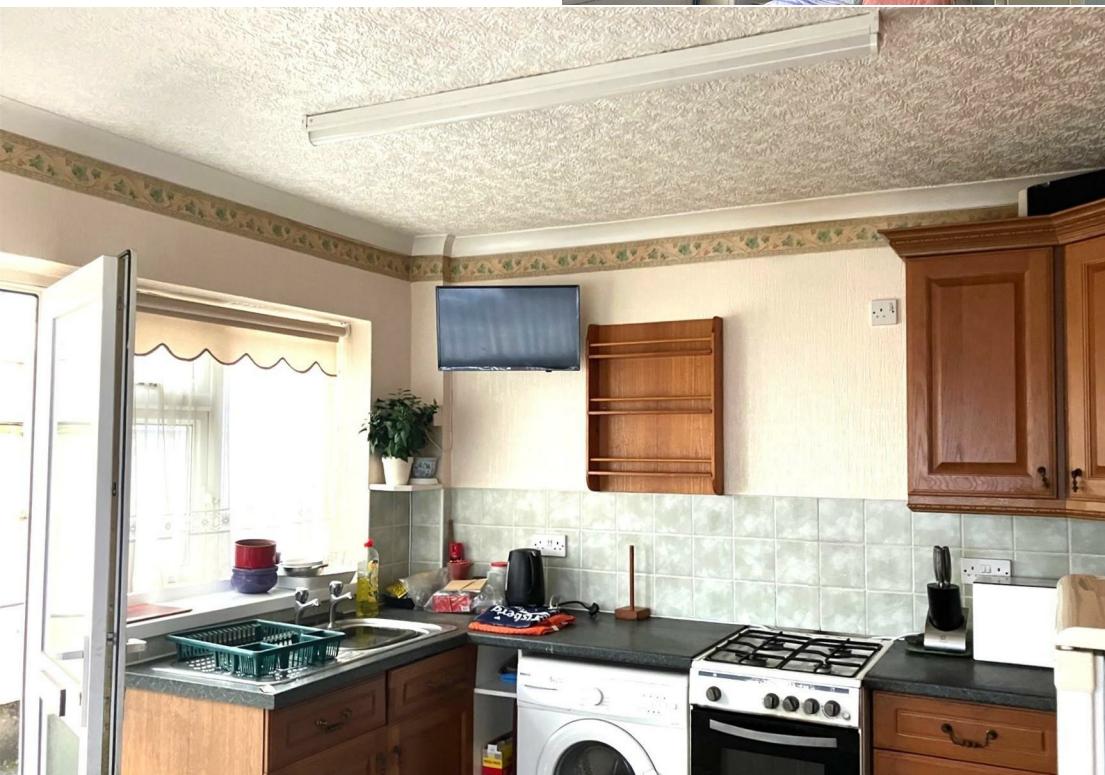
### Bedroom One

13'5 x 10'9 (4.09m x 3.28m)



### Bedroom Two

8'4 x 8'2 (2.54m x 2.49m)



**Shower Room**  
7'3 x 5'3 (2.21m x 1.60m)

### External

### Parking

### Council Tax Band

C

### EPC

E

### Tenure

Leasehold - Freehold on completion  
99 year lease from 25/06/64 with 39 years remaining.  
Ground Rent: £12 p.a

### Services

Mains electric, gas and water (metered). 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.

