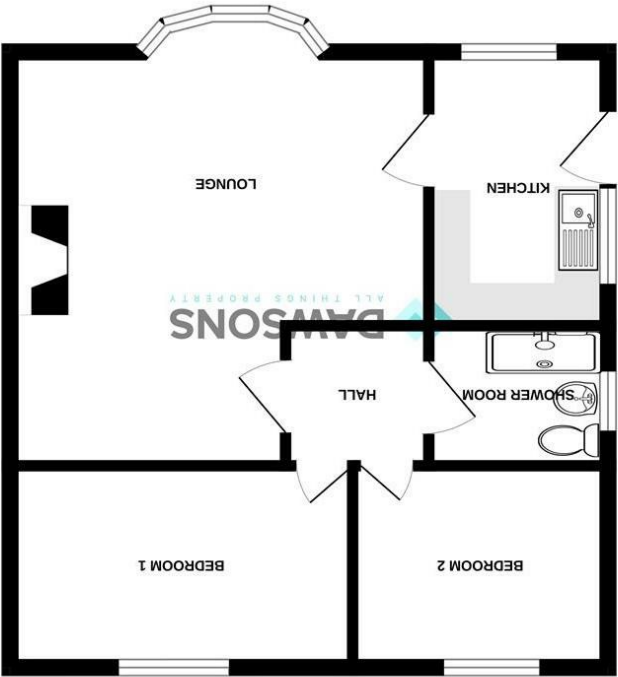


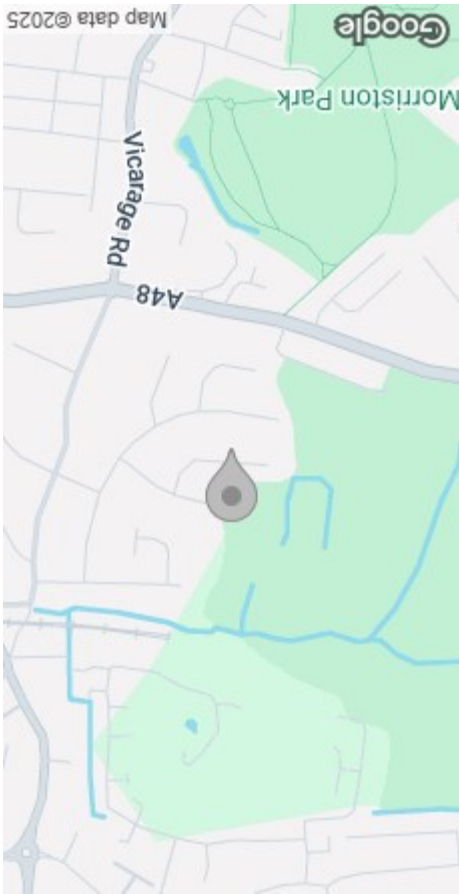
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

While every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is an illustrative guide only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency.



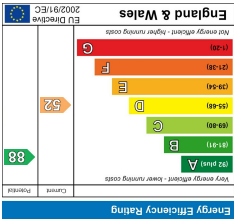
GROUND FLOOR

FLOOR PLAN



AREA MAP

EPC



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

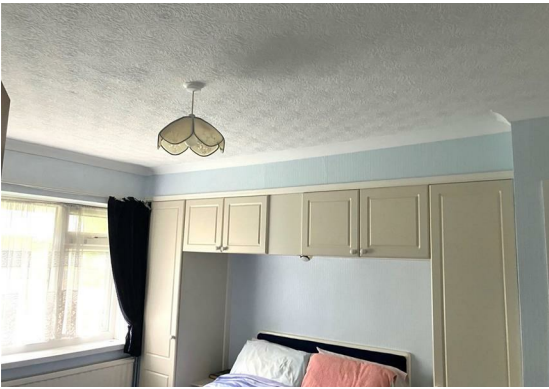
Kitchen
13'6 x 8'9 (4.11m x 2.67m)

Lounge
18'9 x 10'9 (5.72m x 3.28m)

Hallway

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.

