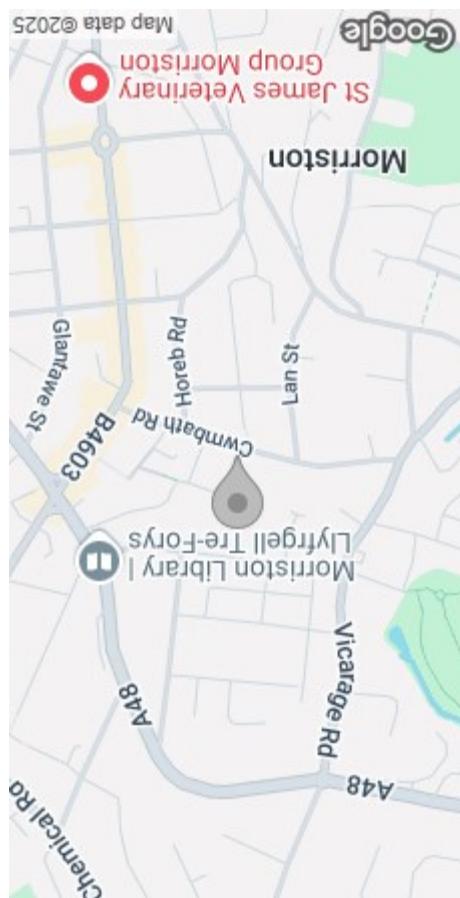


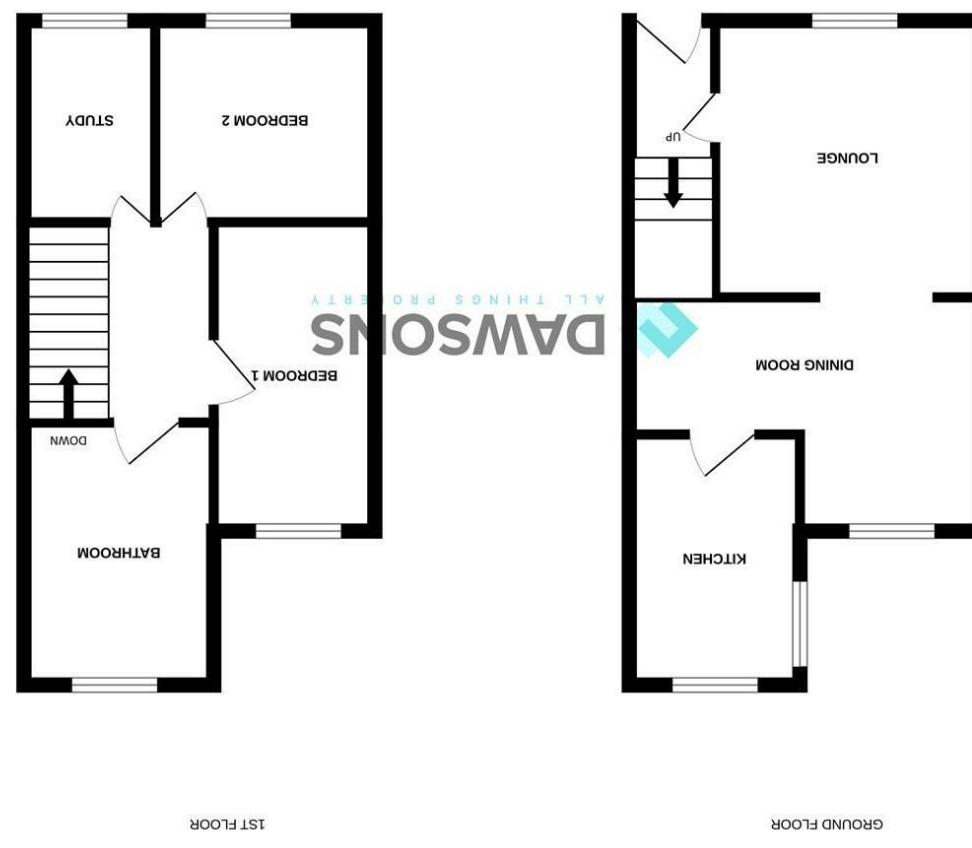
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Properties are sold subject to contract. Intending purchasers should not rely on them as statements 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.

EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

Welcome to this charming semi-detached house located on Bath Road in the heart of Morriston, Swansea. This property boasts a cosy reception room, two lovely bedrooms, a study and a well-maintained bathroom, making it the perfect home for a small family or couple. As you step inside, you'll be greeted by a beautifully presented interior that exudes warmth and comfort. The modern fitted kitchen is a standout feature, offering a stylish space to whip up delicious meals. Situated close to Morriston high street, you'll have easy access to a variety of shops, cafes, and amenities, ensuring convenience is always at your doorstep. Additionally, the property benefits from great transport links to the M4, making commuting a breeze for those who work or travel frequently. With no chain attached, this property is ready and waiting for its new owners to move in and make it their own.

EPC - D
Council Tax Band - B
Tenure - Freehold.

Mains electricity, gas, water and drainage.
Electricity and gas currently supplied by Utilita.
Please refer to Ofcom checker for further information regarding broadband and mobile coverage.

FULL DESCRIPTION

Entrance



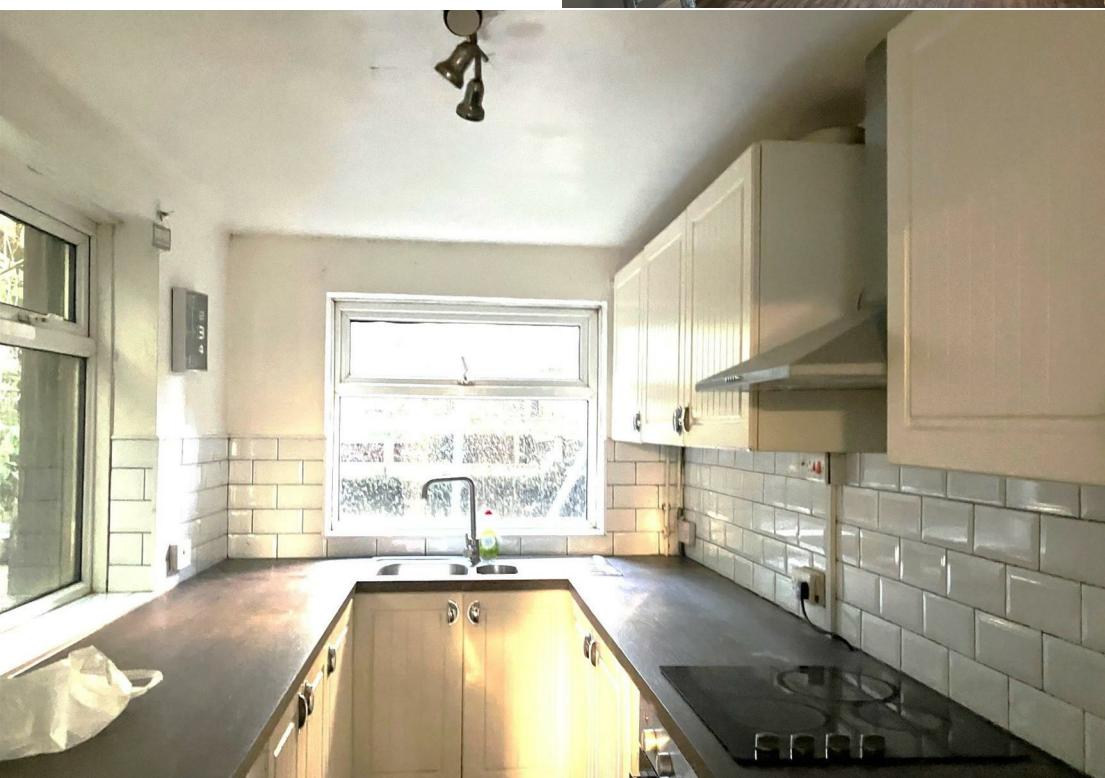
Hallway

Lounge/Dining Room
20'11 x 10'7 (6.38m x 3.23m)



First Floor

Landing



Bedroom One
11'2 x 8'6 (3.40m x 2.59m)

Bedroom Two
9'9 x 8'2 (2.97m x 2.49m)

Study
7'5 x 5'2 (2.26m x 1.57m)

Bathroom

External

