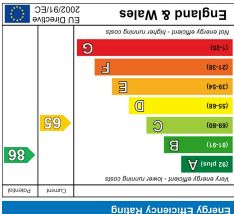
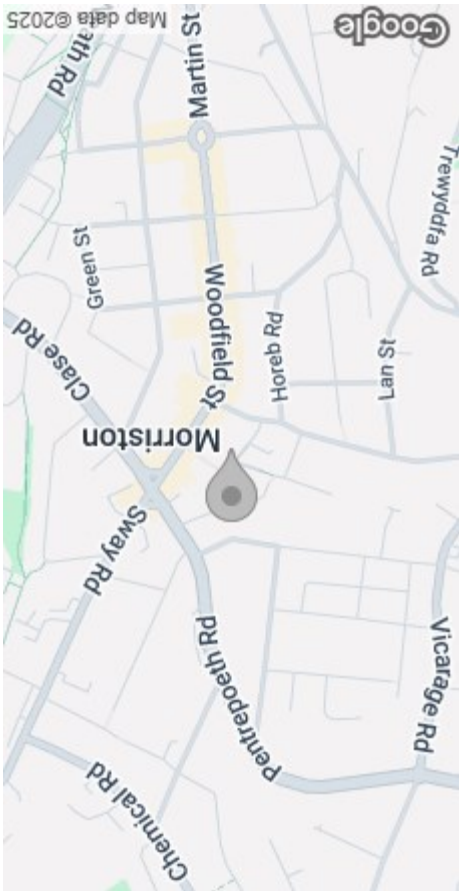


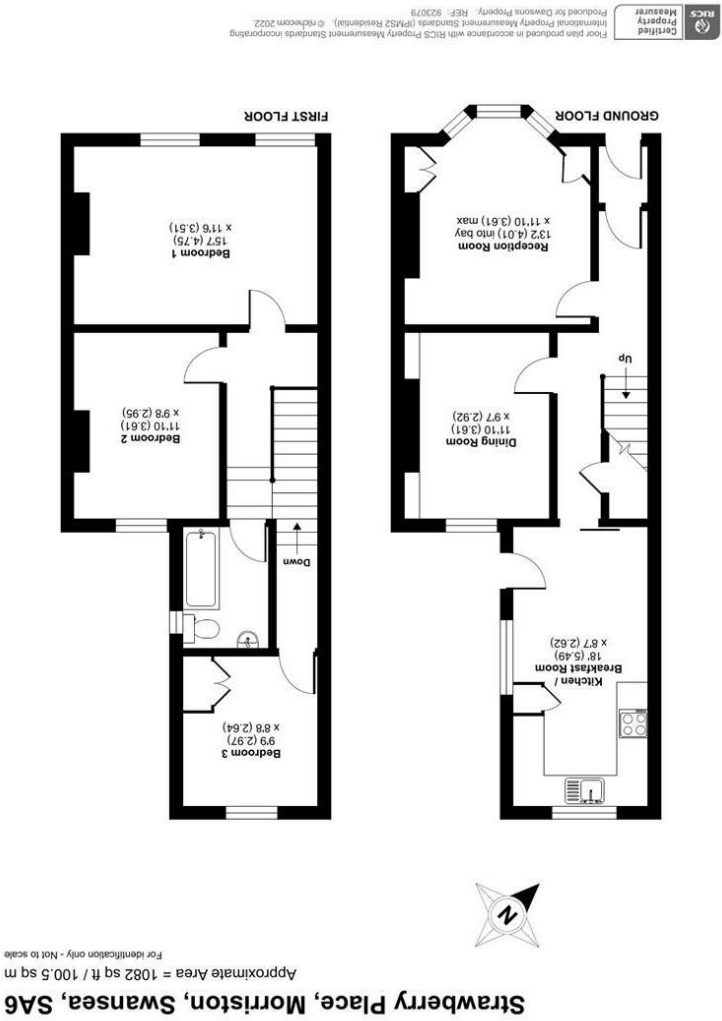
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



### EPC



### AREA MAP



### FLOOR PLAN





GENERAL INFORMATION

\*\* BUY TO LET INVESTORS ONLY - BEING SOLD WITH TENANT IN SITU £800 PCM \*\*

Situated in the charming Strawberry Place in Morriston, Swansea, this delightful mid-terrace house offers a perfect blend of comfort and convenience.

The property is well presented throughout, showcasing a warm and inviting atmosphere that is sure to appeal to families and professionals alike.

Boasting two spacious reception rooms, this home provides ample space for relaxation and entertaining. The three well-proportioned bedrooms offer a peaceful retreat, ensuring a restful night's sleep. The bathroom is thoughtfully designed, catering to the needs of modern living. One of the standout features of this property is the garden, which not only provides a lovely outdoor space for leisure but also grants access to a basement room, perfect for additional storage or a creative workspace.

For those with vehicles, the property includes off-road parking for two vehicles at the rear, a valuable asset in this bustling area.

FULL DESCRIPTION

Entrance Porch

Hallway

Reception Room One  
11'0" x 11'2" (3.35 x 3.40)

Reception Room Two  
12'2" x 8'1" (3.71 x 2.46)

Kitchen/Breakfast Room  
18'0" x 9'0" (5.49 x 2.74)

First Floor

Landing

Bathroom

Bedroom One  
14'9" x 11'9" (4.50 x 3.58)



Bedroom Two  
12'0" x 8'10" (3.66 x 2.69)

Bedroom Three  
10'4" x 8'0" (max) (3.15m x 2.44m (max))

External

Council Tax Band  
B

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 tenanted, we cannot confirm availability.

