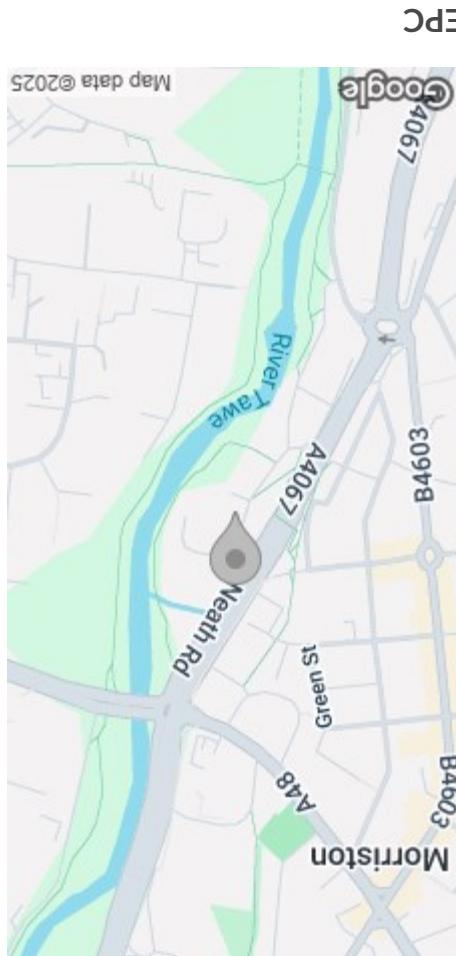


These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP

EPC



FLOOR PLAN



## GENERAL INFORMATION

Welcome to this charming mid-terrace house located on the desirable Wychtree Street in Morriston, Swansea.

This property boasts two reception rooms, three bedrooms, kitchen and a well-appointed bathroom, providing ample space for comfortable living.

One of the standout features of this lovely home is its spacious rear garden, perfect for enjoying outdoor activities or simply unwinding in the fresh air.

The central location of this property in Morriston ensures easy access to local amenities, including the nearby DVLA office, making daily errands a breeze.

Additionally, the property benefits from great transport links to the M4, ideal for those who need to commute for work or leisure.

Whether you're looking for a cosy family home or a convenient location to settle down, this house on Wychtree Street offers a perfect blend of comfort and practicality.

## FULL DESCRIPTION

### Entrance

### Hallway

### Lounge

9'26 x 9'06 (2.74m x 2.90m)

### Sitting Room

15'8 into recess x 12'0 (4.78m into recess x 3.66m)

### Kitchen

10'87 x 7'91 (3.05m x 2.13m)

### Bathroom

7'99 x 7'95 (2.13m x 2.13m)

### First Floor

### Landing



### Bedroom One

15'47 into recess x 10'23 (4.57m into recess x 3.05m)

### Bedroom Two

36'1"62'4" x 22'11"282'1" (11'19 x 7'86)

### Bedroom Three

8'03 x 7'18 (2.51m x 2.13m)

### External

### Council Tax Band

B

### EPC

D

### Tenure

Freehold

### Services

Mains electricity, gas, water (billed) and drainage.

Broadband currently supplied by Virgin Media.

The current vendors have advised there are no known issues with mobile coverage.

Please refer to Ofcom checker for further information regarding broadband and mobile coverage.