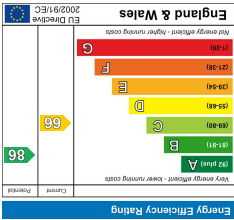
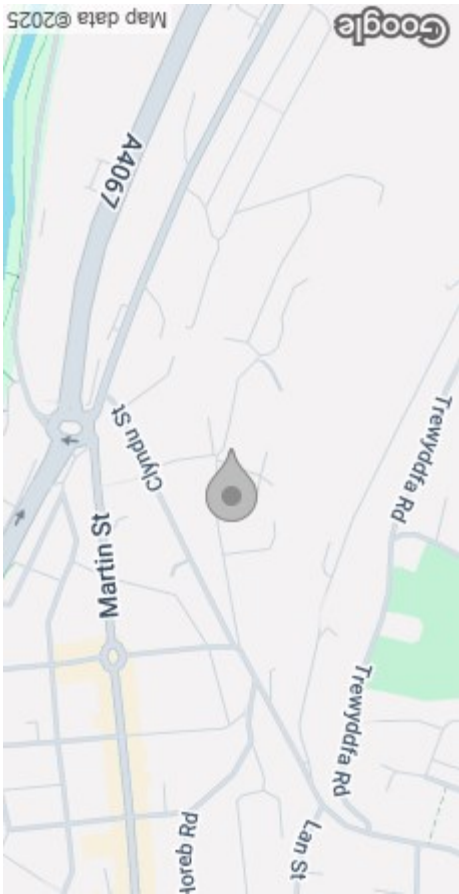


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

These particulars have been made to ensure the accuracy of the particulars contained therein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for reference purposes only and should not be used for any other purpose. As to the quality of the materials and workmanship, no guarantee is given.



EPC



AREA MAP





GENERAL INFORMATION

Situated on Pentremalwed Road in the vibrant area of Morriston, Swansea, this mid-terrace house in need of refurbishment presents an excellent opportunity for both first-time buyers and seasoned investors alike. The property boasts three well-proportioned bedrooms, providing ample space for families or those seeking a comfortable home office. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings in.

The house features a fitted kitchen and practical bathroom, ensuring convenience for daily routines. The enclosed rear garden, offering a private outdoor retreat for relaxation.

Situated close to local amenities, residents will find a variety of shops, schools, and recreational facilities within easy reach, enhancing the appeal of this location. Furthermore, the property benefits from excellent transport links to the M4, making commuting to nearby cities and regions a breeze.

With no chain involved, this home is ready for immediate occupancy, allowing for a smooth transition for the new owners.

FULL DESCRIPTION

Entrance

Hallway

Lounge  
22'8 x 11'0 (6.91m x 3.35m)

Kitchen  
14'2 x 8'9 (4.32m x 2.67m)

First Floor

Landing



Bedroom  
8'9 x 6'4 (2.67m x 1.93m)

Bathroom

Bedroom  
13'2 x 8'6 (4.01m x 2.59m)

Bedroom  
14'8 x 10'3 (4.47m x 3.12m)

External

Council Tax Band  
B

EPC  
D

Tenure  
Freehold

Services  
Mains electricity, gas, water and sewerage. 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.

Additional Information  
Japanese Knotweed plan in place - awaiting completion statement.

