FLOOR PLAN

135 Woodfield Street, Morriston, SAE

















or warranty in respect of the property. 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 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







AREA MAP

243 Clydach Road Morriston, Swansea, SA6 6QJ Offers Over £170,000



GENERAL INFORMATION

Situated on Clydach Road in the charming area of Morriston, Swansea, this delightful end terrace house presents an excellent opportunity for both families and first-time buyers. The property is well presented throughout, ensuring a warm and inviting atmosphere from the moment you step inside.

Boasting two spacious reception rooms, this home offers ample space for relaxation and entertaining. The three well-proportioned bedrooms provide comfortable living quarters, perfect for a growing family or those seeking extra room for guests or a home office. The bathroom is conveniently located, catering to the needs of the $\,$ household.

One of the standout features of this property is the enclosed rear $\,$ garden, which offers a private outdoor space for children to play or $% \left\{ 1,2,\ldots ,n\right\}$ for hosting summer barbecues with friends and family. The garden is a wonderful addition, enhancing the overall appeal of the home.

Benefitting from a single garage to the rear (access via a rear lane), with power supply and electric garage door. This is in addition to the $\,$ street parking.

Situated close to local amenities, residents will find a variety of shops, schools, and recreational facilities within easy reach.

FULL DESCRIPTION

Entrance

Porch

Hallway

Reception Room One 13'3 x 12'1 (4.04m x 3.68m)

Reception Room Two 13'3 x 12'2 (4.04m x 3.71m)

Kitchen 10'6 x 8'8 (3.20m x 2.64m)

Lobby



















Bathroom

8'8 x 5'8 (2.64m x 1.73m)

First Floor

Landing

Bedroom One 9'4 x 9'3 (2.84m x 2.82m)

Bedroom Two

Bedroom Three 11'1 x 8'1 (3.38m x 2.46m)

12'9 x 8'1 (3.89m x 2.46m)

External

Parking
There is a single garage to the rear (access via a rear lane), with power supply and electric garage door. This is in addition to the street parking.

Council Tax Band

EPC

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 vacant, we cannot confirm availability.





