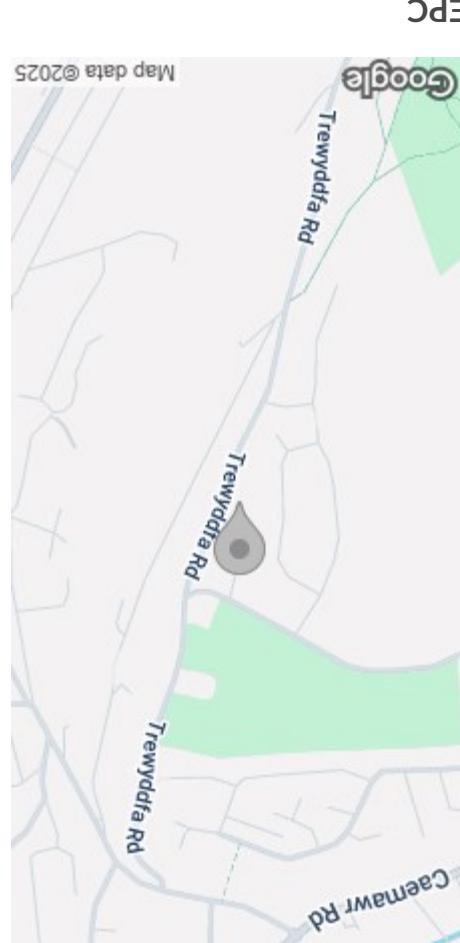
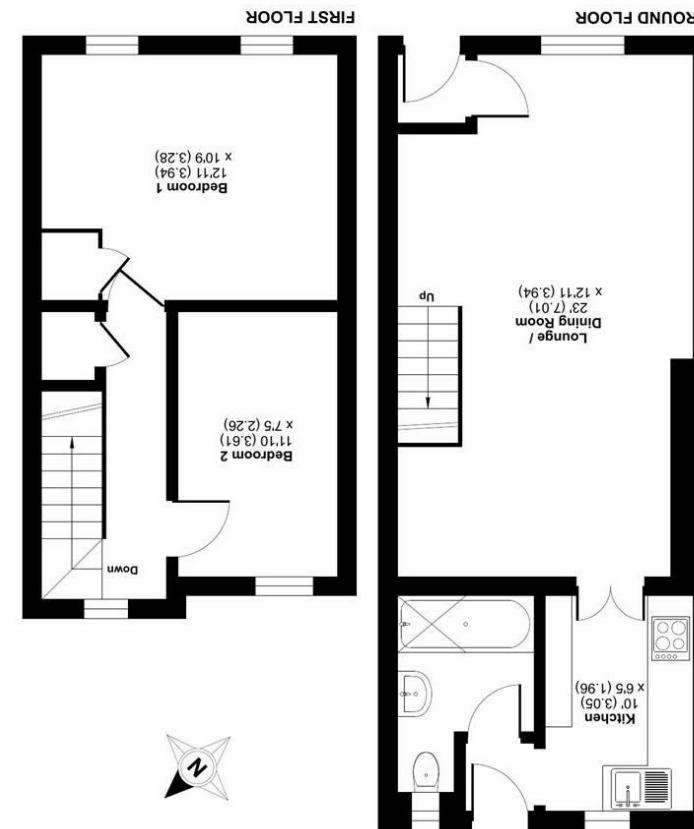


These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP

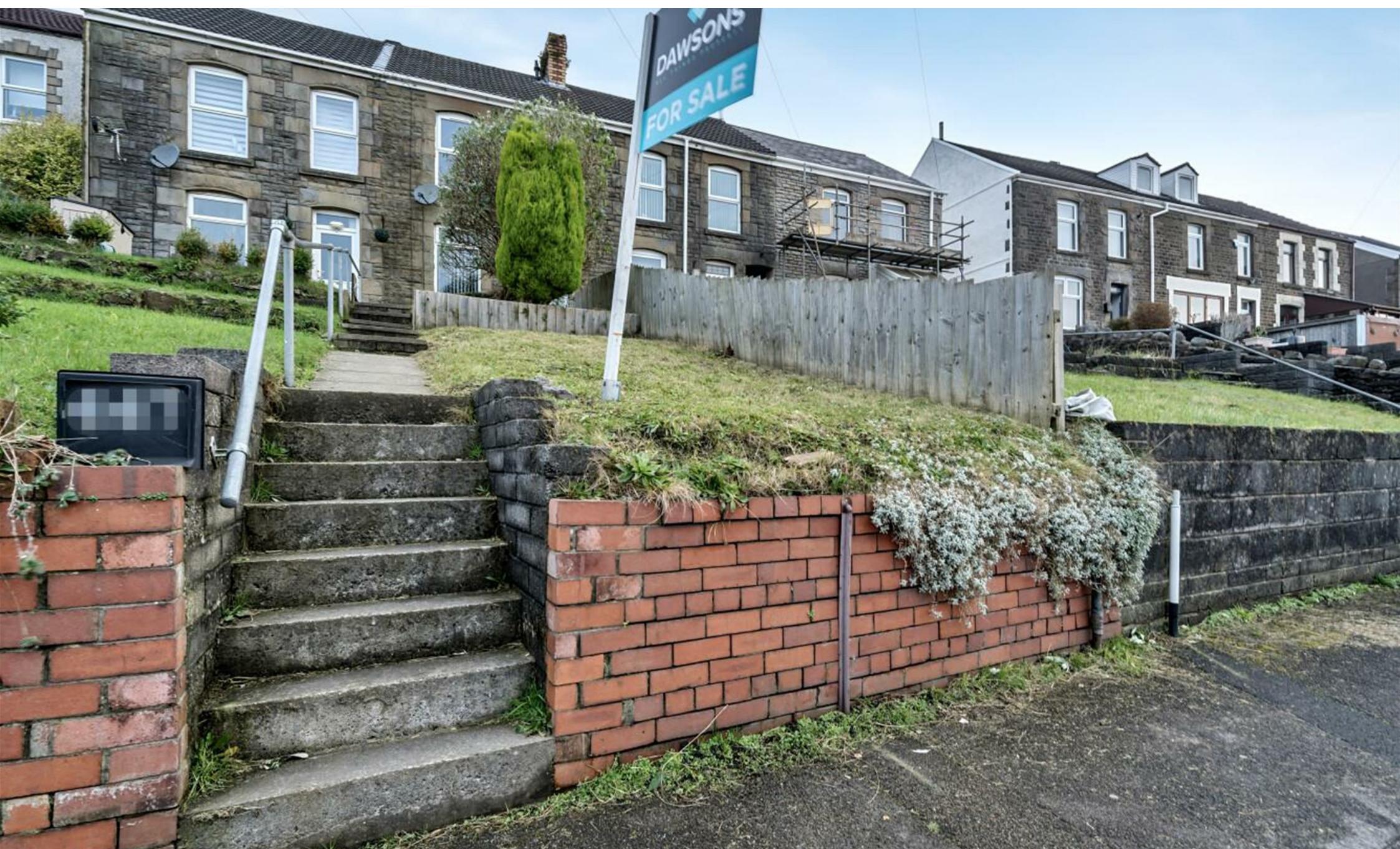
EPC



Towyddfa Road, Morriston, Swansea, SA6

FLOOR PLAN

Approximate Area = 737 sq ft / 68.4 sq m
For identification only - Not to scale



449 Towyddfa Road
Morriston, Swansea, SA6 7QH
Offers Over £130,000



GENERAL INFORMATION

** Offers Over £130,000 **

Situated on Trewyddfa Road in the charming area of Morriston, Swansea, this beautifully presented terraced house offers a delightful blend of comfort and modern living.

With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, perfect for both relaxation and entertaining. The modern fitted kitchen is a standout feature, equipped with contemporary appliances and ample storage, making it a joy for any home cook.

The property boasts a charming enclosed rear garden, providing a private outdoor space for enjoying sunny afternoons or hosting gatherings with friends and family.

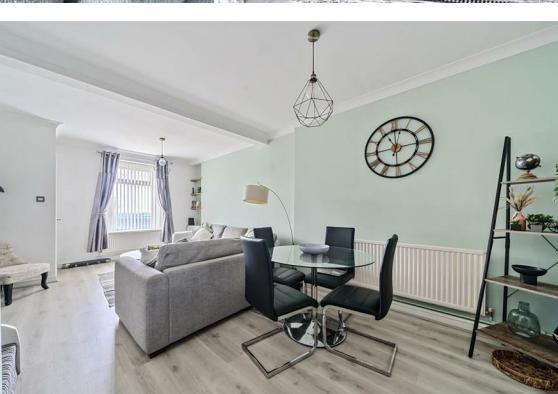
Additionally, the front of the house offers breath-taking views, allowing you to appreciate the natural beauty of the surrounding area. With pedestrian access to the rear.

Convenience is key, as this home benefits from excellent transport links to Swansea city centre and the M4, making commuting and



FULL DESCRIPTION

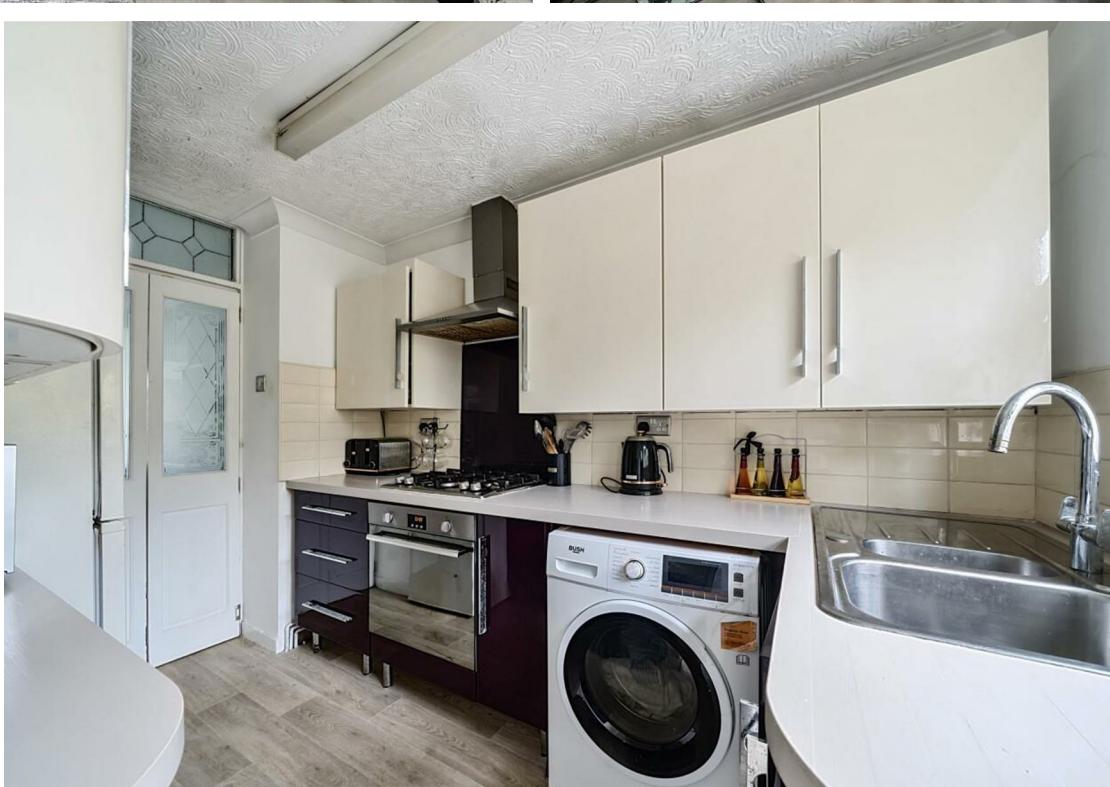
Entrance



Lounge/Dining Room
23'0 x 12'11 (7.01m x 3.94m)



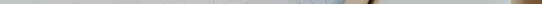
Kitchen
10'0 x 6'5 (3.05m x 1.96m)



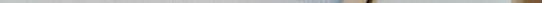
Bathroom



First Floor



Landing



Bedroom One
12'11 x 10'9 (3.94m x 3.28m)

Bedroom Two
11'10 x 7'5 (3.61m x 2.26m)

External



Council Tax Band
B

EPC
C

Tenure
Freehold

Services
Mains electricity, gas, water (metered) and drainage.
Broadband currently supplied by Virgin Media.
Please refer to Ofcom checker for further information regarding broadband and mobile coverage.



Additional Information
The property has Planning Permission for an Attic Room Planning Number 2024/0398/PLD