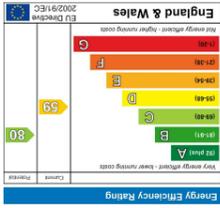
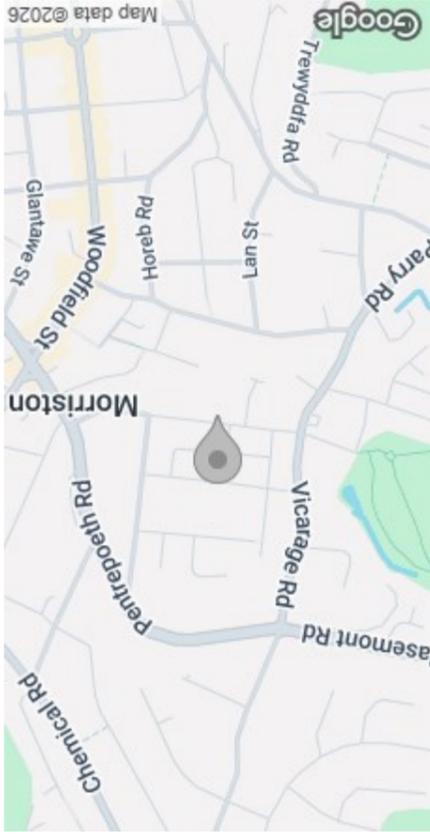


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

TOTAL FLOOR AREA: 635 sq ft (58.9 sq m.) approx.  
 378 sq ft (35.2 sq m.) approx.  
 256 sq ft (23.8 sq m.) approx.



1ST FLOOR

GROUND FLOOR

FLOOR PLAN



38 Pleasant Street  
 Morriston, Swansea, SA6 6HH  
 Offers Over £110,000



## GENERAL INFORMATION

Located on Pleasant Street in the charming area of Morriston, Swansea, this mid-terrace house presents a wonderful opportunity for those looking to create their ideal home. With two well-proportioned bedrooms and two comfortable reception rooms, the property offers a solid foundation for modern living.

With scope for updating, this home provides an exciting opportunity to create a space tailored to your own style and taste. The enclosed rear garden provides a private outdoor area, perfect for relaxation or entertaining guests.

Conveniently located, this property is just a stone's throw away from local amenities, ensuring that daily necessities are easily accessible. Additionally, its proximity to the DVLA and Morriston Hospital makes it an ideal choice for professionals working in these sectors. For those who require easy travel, the property boasts excellent transport links to the M4, making commuting a breeze.

With no chain involved, this home is ready for you to move in and start your journey. Whether you are a first-time buyer or looking to invest, this property offers great potential in a desirable location.

## FULL DESCRIPTION

### Entrance

### Hallway

### Dining Room

9'9 (into alcove) x 9'7 (2.97m into alcove) x 2.92m)

### Lounge

15'10 x 11'8 (4.83m x 3.56m)

### Kitchen

15'10 x 8'2 (4.83m x 2.49m)



### First Floor

### Landing

### Bedroom One

12'2 x 9'5 (3.71m x 2.87m)

### Bedroom Two

11'7 x 7'8 (3.53m x 2.34m)

### Shower Room

### 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.

