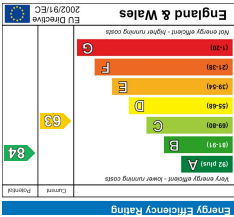
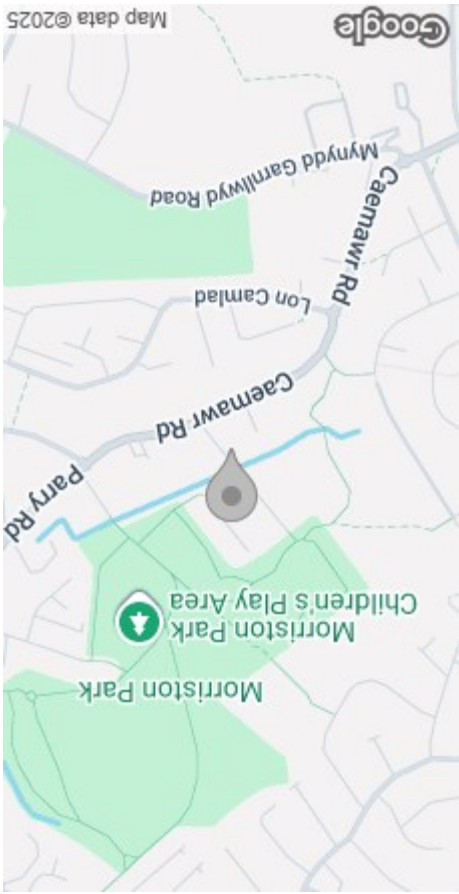


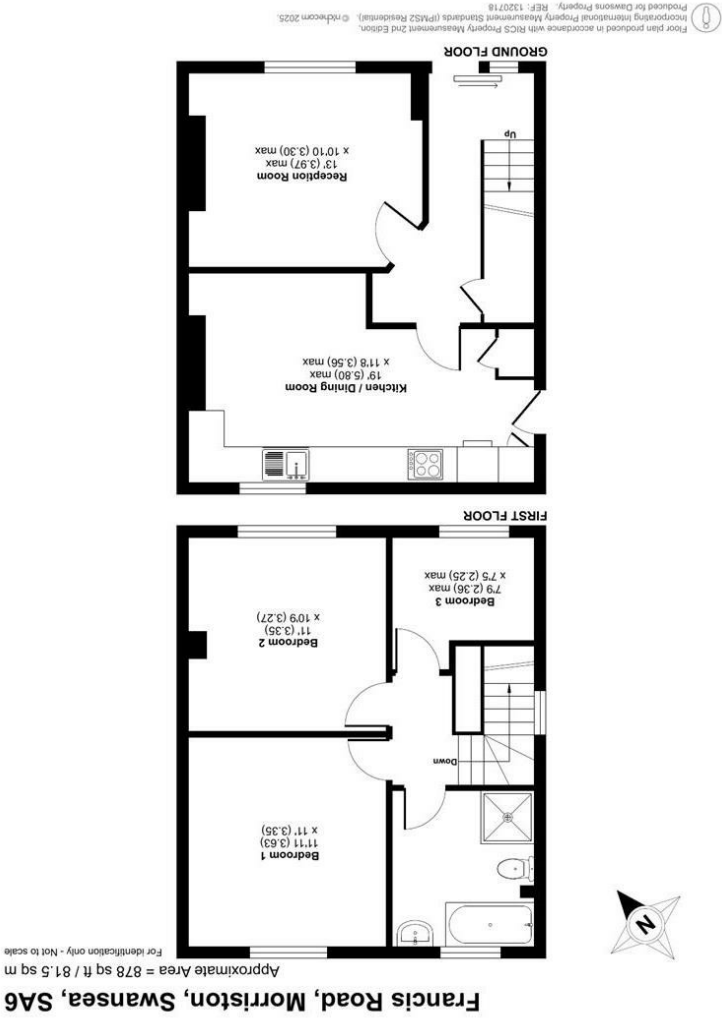
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



### FLOOR PLAN



11 Francis Road  
Morriston, Swansea, SA6 7DY  
Asking Price £220,000

3 1 1 D



GENERAL INFORMATION

Situated on the charming Francis Road in Morriston, Swansea, this delightful detached house presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The heart of the home is undoubtedly the modern fitted kitchen, which combines style and functionality, making it a joy to prepare meals and entertain. The kitchen is designed to meet the needs of contemporary living, ensuring that cooking is both efficient and enjoyable.

Stepping outside, you will find an enclosed rear garden, a wonderful space for outdoor activities, gardening, or simply unwinding in the fresh air. This private area is perfect for children to play safely or for hosting summer barbecues with friends and family.

For those with vehicles, the property offers convenient driveway parking, ensuring that you will never have to worry about finding a space. Additionally, the location is close to local amenities, providing easy access to shops, schools, and other essential services, making daily life more convenient.

FULL DESCRIPTION

Entrance

Hallway

Reception Room  
13'0 max x 10'10 (3.96m max x 3.30m)

Kitchen/Dining Room  
19'0 max x 11'8 max (5.79m max x 3.56m max)

First Floor

Landing



Bedroom One  
11'11 x 11'0 (3.63m x 3.35m)

Bedroom Two  
11'0 x 10'9 (3.35m x 3.28m)

Bedroom Three  
7'9 max x 7'5 max (2.36m max x 2.26m max)



Bathroom

External

Parking  
Driveway.

Council Tax Band  
E

EPC  
D

Tenure  
Freehold

Services  
Mains electricity, gas, water (metered) and sewerage.  
Broadband – The current supplier is Virgin Media.  
Mobile - There are no known issues with mobile coverage using the vendor's current supplier, EE/Sky.  
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

