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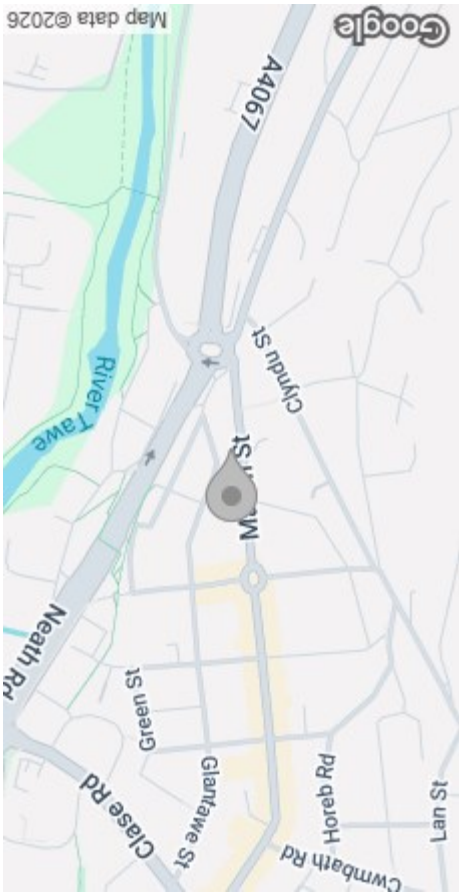
While every attempt has been made to ensure the accuracy of the particulars contained herein, measurement of rooms, dimensions, contents, etc. may differ from what is shown on the drawings and should be taken as an approximate guide only. The drawings, plans and particulars shown here are not to be taken as a guarantee of accuracy. As to the accuracy of the particulars, the purchaser can be responsible.

Energy Efficiency Rating	
Current Rating	Potential Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Energy Efficiency Rating: 2020/21 EC

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EPC



AREA MAP



FLOOR PLAN



54 Martin Street
Morriston, Swansea, SA6 7BJ
Offers Over £70,000



GENERAL INFORMATION

Situated in the heart of Morriston, Swansea, this charming end-terrace house on Martin Street presents an excellent investment opportunity. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The two bedrooms provide comfortable living quarters, while the two bathrooms ensure convenience for residents and guests alike.

The location is particularly advantageous, as it is conveniently situated near local amenities, making daily errands and leisure activities easily accessible. Furthermore, the property boasts great transport links to the M4, facilitating effortless travel to nearby cities and regions.

One of the standout features of this property is that it comes with no chain, allowing for a smooth and swift transaction. Whether you are a first-time buyer or an astute investor, this house on Martin Street is a promising prospect that should not be overlooked.

FULL DESCRIPTION

Entrance

Lounge
12'6 x 11'0 (3.81m x 3.35m)

Kitchen
14'3 x 9'4 (4.34m x 2.84m)

Dining Room
11'0 x 10'3 (3.35m x 3.12m)

Shower Room
4'8 x 4'3 (1.42m x 1.30m)



Porch

First Floor

Landing

Bedroom One
14'3 x 10'9 (4.34m x 3.28m)

Bedroom Two
11'2 x 11'0 (3.40m x 3.35m)

Bathroom
7'0 x 3'4 (2.13m x 1.02m)

External

Council Tax Band
A

EPC
TBC

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.

