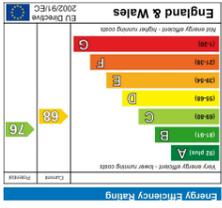
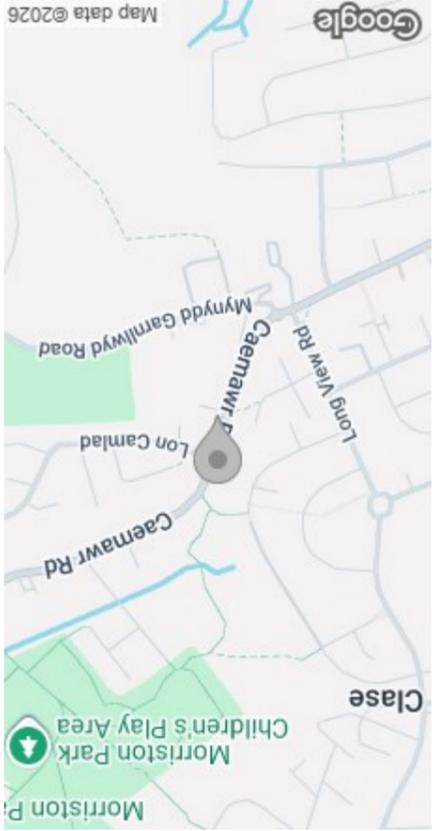




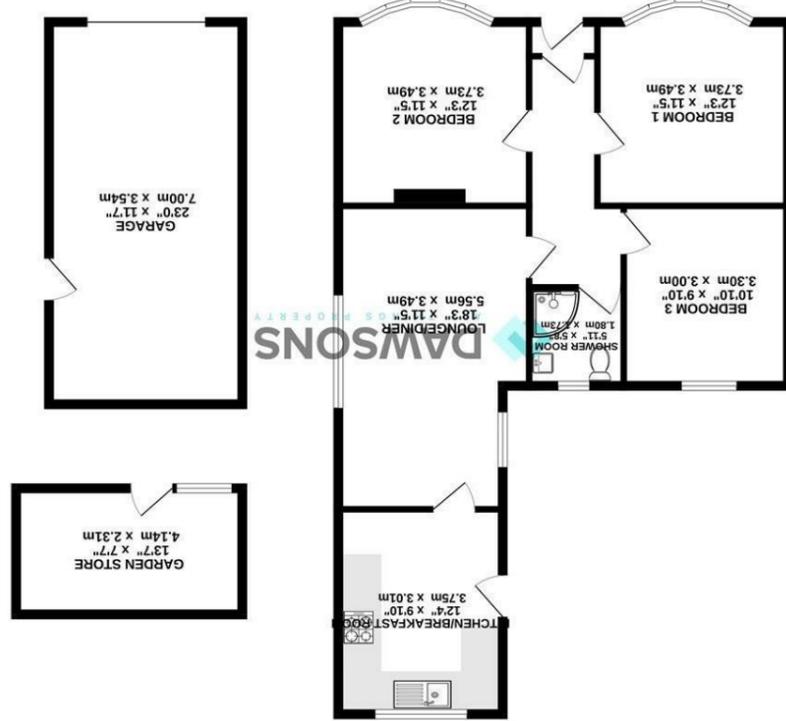
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



GROUND FLOOR
 1163 sq. ft. (108.0 sq. m.) approx.

FLOOR PLAN



98 Caemawr Road
 Morriston, Swansea, SA6 7EB
 Offers Over £180,000



GENERAL INFORMATION

Situated on Caemawr Road in the charming area of Morriston, Swansea, is this delightful detached bungalow which requires modernisation, offering great potential to create your ideal home. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The reception room offers a welcoming space with plenty of potential to create a comfortable setting for relaxing or entertaining.

One of the standout features of this home is the stunning countryside views that can be enjoyed from various vantage points. The enclosed rear garden offers a private outdoor space, perfect for children to play or for hosting summer barbecues. Additionally, the property boasts a driveway and garage, providing ample parking and storage solutions.

Conveniently located, this home is just a stone's throw away from local amenities, ensuring that daily necessities are easily accessible. It is also in close proximity to the DVLA and Morriston Hospital, making it an excellent choice for professionals working in these areas.

With no chain involved, this property is ready for you to move in and make it your own.

** THE PROPERTY WILL BE FREEHOLD ON COMPLETION **

FULL DESCRIPTION

Entrance

Hallway

Bedroom One

12'3 x 11'5 (3.73m x 3.48m)

Bedroom Two

12'3 x 11'5 (3.73m x 3.48m)

Bedroom Three

10'10 x 9'10 (3.30m x 3.00m)

Shower Room

5'11 x 5'8 (1.80m x 1.73m)



Lounge/Diner
18'3 x 11'5 (5.56m x 3.48m)

Kitchen/Breakfast Room
12'4 x 9'10 (3.76m x 3.00m)

External

Garden Store
13'7 x 7'7 (4.14m x 2.31m)

Parking
Driveway and garage 23'0 x 11'7

Council Tax Band
C

EPC
D

Tenure
Leasehold - 999 years from 25/03/1939 - 25/03/2938. 912 years remaining.
** THE PROPERTY WILL BE FREEHOLD ON COMPLETION **

Services
Mains electricity, gas, water (metered) 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.

