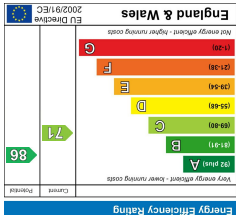


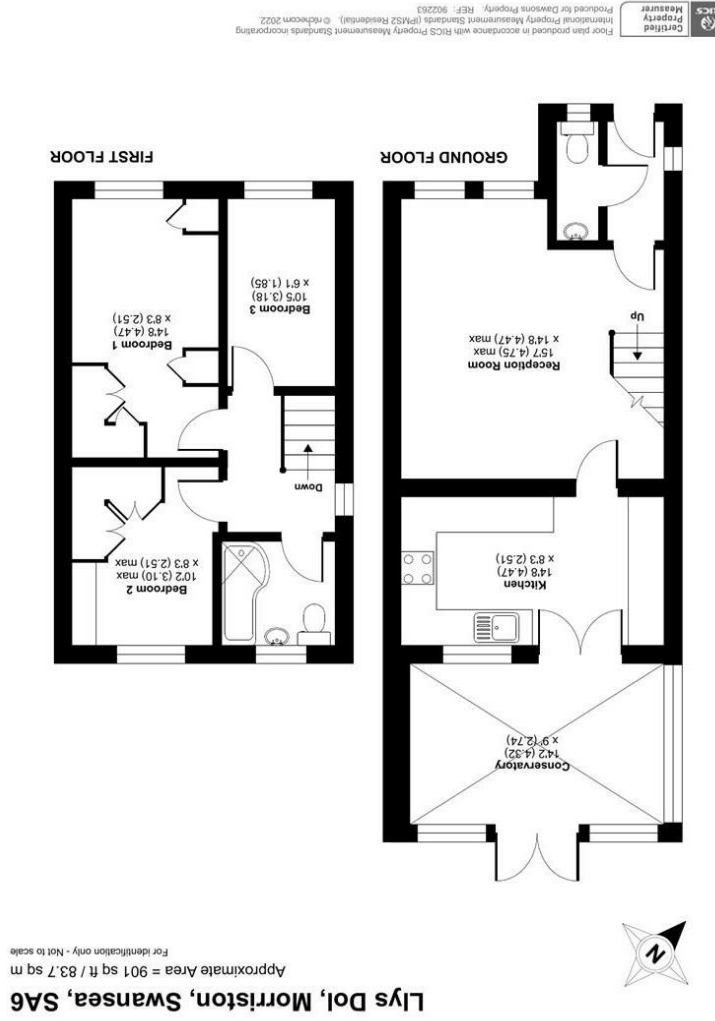
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



36 Llys Dol
 Morriston, Swansea, SA6 6LD
 Offers Over £215,000



GENERAL INFORMATION

OFFERS OVER £215,000

Modern three bedroom detached family home, cloakroom, lounge, fitted kitchen, conservatory, gas central heating, UPVC double glazing, off road parking, good size enclosed rear garden. No chain.

Tenure = Freehold.

Council Tax = D

EPC = C



FULL DESCRIPTION

GROUND FLOOR

Entrance hallway

Cloak Room

Reception Room

15'7" (max) x 14'7" (max)
(4.75m (max) x 4.47m (max))
Access to first floor

Kitchen

14'7" x 8'2" (4.47m x 2.51m)

Conservatory

14'2" x 8'11" (4.32m x 2.74m)

FIRST FLOOR

Landing Area



Bedroom 1
14'7" x 8'2" (4.47m x 2.51m)

Bedroom 2
10'2" x 8'2" (3.10m x 2.51m)

Bedroom 3
10'5" x 6'0" (3.18m x 1.85m)

Family Bathroom

Council Tax = D

Tenure = Freehold

