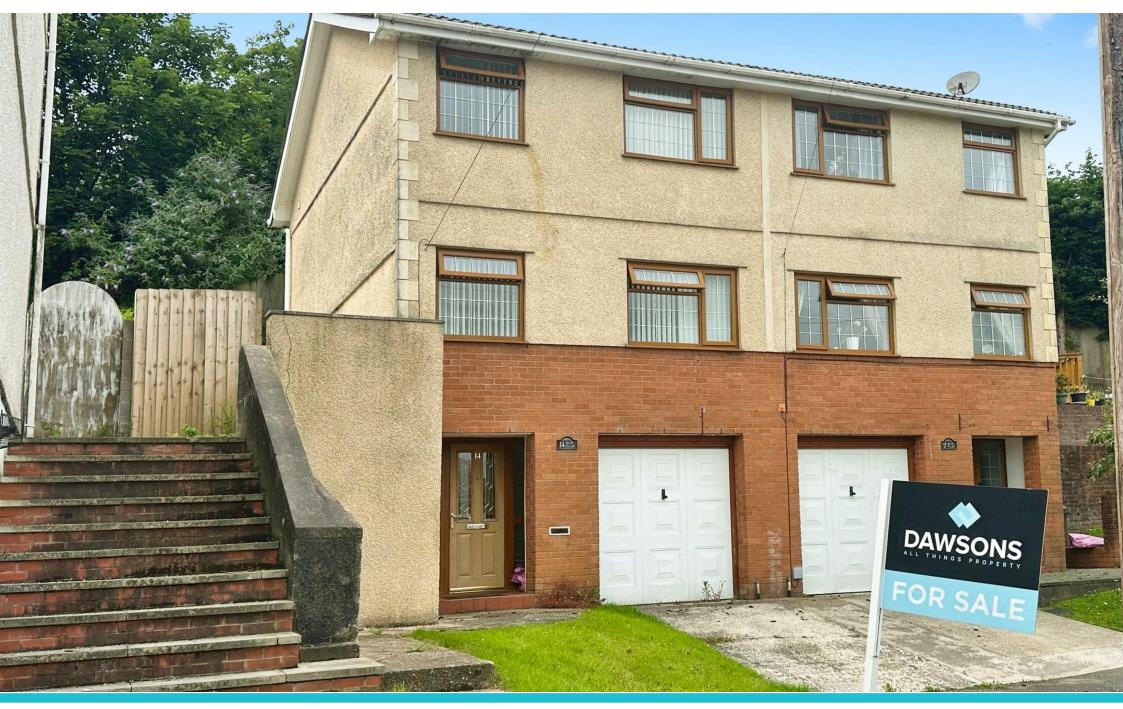
14 Bath Villas







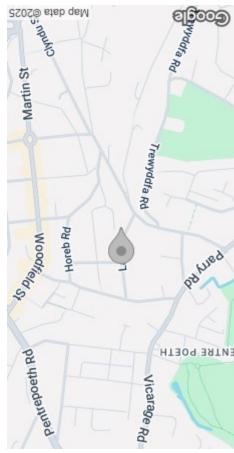




m at 78 / 81 y see = 937 at ft / 87 at m Garage = 213 at ft / 19.7 at m Total = 1150 at ft / 105.7 at m For identification only - Not to scale

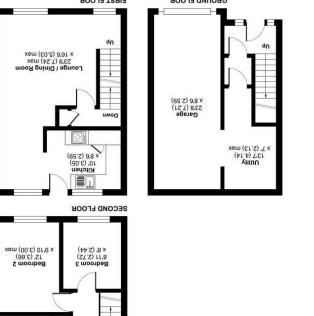
AREA MAP PLOOR PLAN

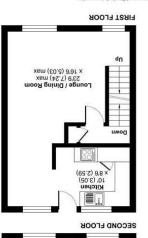
Bath Villas, Morriston, Swansea, SA6

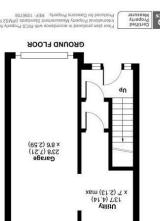


ENTRE POETH











EbC



or warranty in respect of the property. 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 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









135 Woodfield Street, Morriston, SA6 8AL

GENERAL INFORMATION

** Offers Around £180,000 **

Welcome to this charming semi detached townhouse in the quiet $\operatorname{\mathsf{cul}}$ de sac of Bath Villas, Morriston, Swansea

This delightful property boasts open plan lounge/diner/kitchen, bathroom and three bedrooms, perfect for a growing family or those in need of extra space. The spacious reception room is ideal for entertaining guests or simply relaxing after a long day.

One of the standout features of this property is the convenient $% \left(1\right) =\left(1\right) \left(1\right) \left($ driveway, ensuring you never have to worry about parking.

Additionally, the utility and garage on the ground floor provide ample storage space and practicality for everyday living or potential $% \left(1\right) =\left(1\right) \left(1$ for conversion to extra living space.

Situated close to local amenities, including the DVLA and Morriston hospital, this townhouse offers both convenience and accessibility. For those who commute, the great transport links to Swansea and the M4 make travel a breeze.

With no onward chain, this lovely house presents a fantastic $\,$ opportunity for a smooth and swift purchase.



Entrance

Utility $13'7 \times 7'0 \text{ max} (4.14\text{m x } 2.13\text{m max})$

Garage 23'8 x 8'6 (7.21m x 2.59m)

First Floor

Hallway

Lounge/Dining Room 23'9 max x 16'6 max (7.24m max x 5.03m max)





















Second Floor

Landing

Bathroom

 $\begin{array}{l} \textbf{Bedroom One} \\ 11^{'}1\text{ x }10^{'}0\text{ max } (3.38\text{m x }3.05\text{m} \end{array}$ max)

Bedroom Two

12'0 x 9'10 max (3.66m x 3.00m max)

Bedroom Three 8'11 x 8'0 (2.72m x 2.44m)

External



Driveway and garage

Council Tax Band

EPC

Tenure Freehold

Services

Mains electricity, gas and water (billed). 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.





