



43 Tirpenry, Morrison SA6 8EB

Offers in excess of £85,000

No Chain
Open Plan Living Area
Enclosed Rear Garden With Access
Two Double Bedrooms
Walking Distance To Morrison Centre
EPC D64

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A		87	A		88
B			B		
C			C		
D		64	D		63
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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KJ/WJ/78295/011020

DESCRIPTION

Ideal Investment Or First Time Buy!

A two double bedroomed mid terrace property situated ideally for Morrision Town, D.V.L.A. Golf Club, Morrision Hospital and transport links.

The property comprises a generous size living area, kitchen and bathroom to the ground floor and two doubles upstairs. To the rear there is a good sized enclosed garden, with plenty of storage and rear pedestrian access. An ideal family home or first time purchase. Potential rental income: £500 pcm.

ENTRANCE HALL

Entered via double glazed door to front, tiled flooring, glazed door to;

LIVING ROOM

22' x 12'5 (6.71m x 3.78m)

Double glazed window to front, stairs to first floor, dado rails, two double panelled radiators, built-in storage cupboard, carpet, two centre ceiling lights with fan attachments, alcove storage shelves, built-in storage cupboard housing the wall mounted Worcester combination boiler servicing the domestic hot water and central heating system.

KITCHEN AREA

11'10 x 10'10 (3.61m x 3.30m)

Fitted with wall and base units with wood effect

worktop over, stainless steel sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, space for either electric or gas cooker, tiled floor, single panel radiator, double glazed window to rear, centre ceiling light, double glazed door to side, part tongue and groove wall, tiled splashback.

BATHROOM

8' x 5'8 (2.44m x 1.73m)

Three piece suite comprising pedestal wash hand basin, WC, panel bath with shower over, tiled walls, obscure double glazed window to side and rear, double panelled radiator, tiled floor, centre ceiling light.

FIRST FLOOR LANDING

Access to part boarded loft, carpet, centre ceiling light, doors to;

BEDROOM ONE

13'3 x 10' (4.04m x 3.05m)

Double glazed window to front, carpet, centre ceiling light, single panelled radiator.

BEDROOM TWO

10' x 7'11 (3.05m x 2.41m)

Single panel radiator, carpet, double glazed window to rear, centre ceiling light.

EXTERNALLY

To the rear is an enclosed low maintenance garden and a lean-to area for the bins and a purpose built perspex shed. Gated rear

pedestrian access which is accessed via the lane to the side of the property.

SERVICES

We are advised that mains services are connected to the property.

PLEASE NOTE

We have been advised that there is Japanese Knotweed in the vicinity of this property. We can provide contact details for accredited knotweed specialists which can provide treatment plans on request.

VIEWING

By appointment with the selling Agents on 01792 653508 or e-mail swansea@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS