



## Lon Gwendraeth, offers over £120,000

- 3 bedroom Semi-detached
- Front and Rear Gardens
- Cul-de-sac location
- Council tax band A
- Great first time buy or buy to let.
- EPC Rating: E



 3  1  1



## About the property

New to the market is this spacious 3 bedroom mid-terraced property located in a quiet cul-de-sac within close proximity to Morriston town centre, local schools and parks. Conveniently located a short drive to the DVLA and close to M4 motorway links.

The accommodation briefly comprises of; Entrance Porch, entrance Hall/utility area, lounge and kitchen. To the first floor there are 3 good sized bedrooms and the family bathroom. This property would make an ideal first time purchase or buy to let investment.

The property further benefits from UPVc double glazing and gas central heating. For more information or to arrange a viewing please contact Peter Alan Morriston on 01792 798201 or book online 24/7.

## Accommodation

### Entrance Porch

Brick built porch to the front of the property with sliding patio doors to the front and door leading through to;

### Entrance Hall

Spacious entrance hall which opens up into a large space with could be used as a home office or utility area, fitted with laminate flooring the hallway provides access to both the lounge and the kitchen and the carpeted staircase which leads to the first floor..

**Lounge** - 11' 5" max x 19' 7" max ( 3.48m max x 5.97m max )

Dual aspect room with UPVc double glazed windows to both the front and the rear of the property, laminate flooring, coving and radiator.

**Kitchen** - 10' 8" x 9' 7" ( 3.25m x 2.92m )

UPVc double glazed window to the rear and a UPVc double glazed door providing access to the rear garden. Tiled



flooring with a range of matching kitchen wall and base units with laminate worktops over. Stainless steel sink with separate hot and cold taps, space and plumbing for a washing machine and dishwasher. Space for a freestanding cooker and fridge/freezer.

**Bedroom Three** - 9' 4" max x 12' 4" max ( 2.84m max x 3.76m max )

UPVc double glazed window to the front of the property, laminate flooring and radiator.

## First Floor

### Landing

Carpeted landing providing access to all three bedrooms and the family bathroom. Built in storage airing cupboard housing the boiler.

**Bedroom One** - 11' 6" x 10' 3" ( 3.51m x 3.12m )

UPVc double glazed window to the front of the property fitted with a venetian blind, laminate flooring and radiator.

**Bedroom Two** - 13' 4" max x 9' max ( 4.06m max x 2.74m max )

UPVc double glazed window to the rear of the property, fitted with laminate flooring, coving and radiator.

### Bathroom

UPVc double glazed window to the rear fitted with obscured glass. Vinyl flooring. P shaped panelled shower/bath with over bath shower and glass screen. Fitted vanity storage with WC, wash hand basin with mixer taps and under sink storage. Respatex panelled walls.

### Externally

Steps leading to the front porch, and front lawn area. To the rear there is a tiered enclosed rear garden laid mainly to lawn.

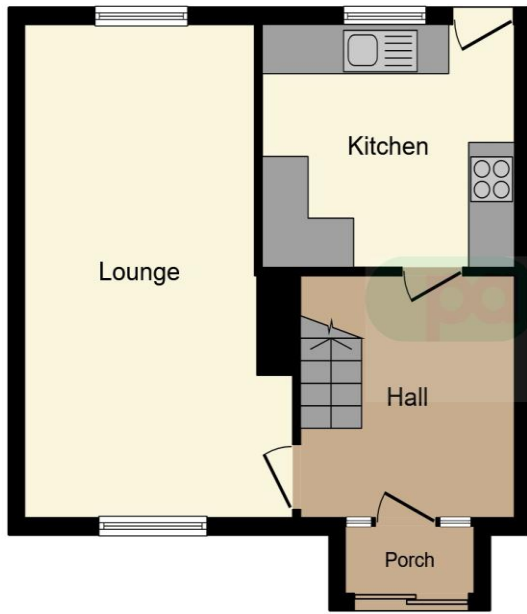
### Additional

Please note we have been advised that this property is a Wimpey No-fines property and therefore considered of non-standard construction.

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## Floorplan



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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