



## Parc Avenue, ##Invalid £120,000

- Fully modernised throughout
- 2 bedroom mid-terraced
- Front and rear gardens
- Council Tax Band - A
- Accessible to Swansea and the M4 Motorway
- EPC Rating: C



 2  1  1



## About the property

Introducing a meticulously modernised gem in Morriston, Swansea! This ex-local authority two-bedroom mid-terrace boasts contemporary elegance and comfort. Enjoy the picturesque views of the neighbouring countryside from the rear garden. Step inside to discover a sleek modern lounge plus kitchen/diner adorned with polished tiles and a well-appointed kitchen. Two generously sized bedrooms complement a modern family bathroom. This property has been beautifully modernised throughout and viewing is highly recommended to appreciate the beauty within this home.

With easy access to Swansea City Centre via main bus routes and convenient links to the M4 motorway, this property offers both tranquillity and accessibility. Don't miss the opportunity to make this your new home sweet home!

## Accommodation

### Entrance Hall

Enter via a UPVC double-glazed composite door to the front of the property opening into the entrance hallway which is fitted with laminate flooring, radiator, carpeted staircase to the first floor and door leading through to the lounge area.

**Lounge** - 11' 11" max x 10' 8" max ( 3.63m max x 3.25m max )

UPVC double-glazed window to the front of the property fitted with vertical blinds, laminate flooring, radiator, and door leading through to kitchen/diner.

**Kitchen/Diner** - 13' 5" x 8' 9" ( 4.09m x 2.67m )

UPVC double glazed window to the rear of the property and UPVC half glazed door to the rear leading out to the rear garden. Polished porcelain tiles, a range of modern fitted wall and base units with laminate worktops over. Stainless steel sink with mixer taps and tiled splash backs, built under electric oven. With gas hob and stainless steel cooker hood. Space and plumbing for both washing machine and tumble dryer. Space for a freestanding fridge freezer. Door leading to under



stairs storage cupboard. Spotlight into the ceiling. Radiator and area for a family dining table.

## First Floor

### Landing

Continuation of the fitted carpet from the staircase, doors to both bedrooms and the family bathroom.

**Bedroom One** - 12' 1" plus wardrobe recess x 10' 11" max ( 3.68m plus wardrobe recess x 3.33m max )

UPVC double-glazed window to the front of the property, fitted carpets and radiator, and two double built-in wardrobes for storage.

**Bedroom Two** - 9' x 8' 11" ( 2.74m x 2.72m )

UPVC double-glazed window to the rear of property fitted with vertical blinds, fitted carpets, radiator, and wall-mounted combi boiler.

## Bathroom

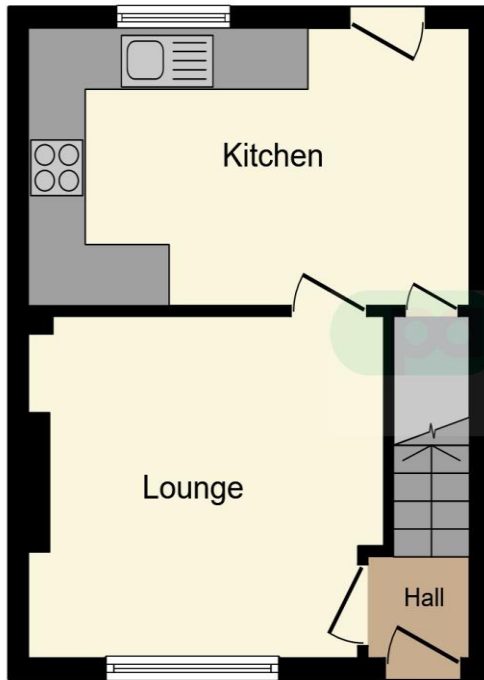
UPVC double glazed window to the rear of the property fitted with obscured glazing, vinyl flooring, panelled bath with mixer taps and over bath shower attachment with glass shower screen and tiled splash backs. Wash hand basin with mixer tap and vanity storage below, WC, radiator and built-in extractor.

## Externally

To the front of the property there is shared steps with next door, providing access to the front door with a sloped lawn area and surrounded by hedges for privacy.

To the rear there is a generous enclosed rear garden with a large patio area offering superb views to the rear of the property, from there you have a rear garden path that leads to a gate for rear access. The remainder of the garden is laid to lawn with a large wooden shed for storage.

## Floorplan



**Ground Floor**



**First Floor**

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