



Lon Claerwen, offers in excess of £125,000

- 2 bedroom Semi-detached
- Modern bathroom
- Corner Plot
- Council Tax Band - A
- Close proximity to local schools and the DVLA
- EPC Rating: Awaited



2 1 1



About the property

Situated in a prime corner plot location, this delightful two-bedroom semi-detached property offers a perfect blend of modern living and convenience. Located within close proximity to Morriston Town Centre, the DVLA, and local schools, this home is ideal for professionals and families alike.

The property boasts a modern first-floor bathroom, ensuring comfort and style. Both bedrooms are spacious doubles, providing ample space for relaxation and storage. The low-maintenance rear garden, complete with gated side access, is perfect for outdoor entertaining or quiet relaxation. Additionally, the property offers off-road parking for your convenience.

This charming home is a fantastic opportunity for those seeking a well-located, modern property with excellent amenities nearby. Don't miss out on making this your new home.

Accommodation

Lounge - 14' 1" x 10' 1" max (4.29m x 3.07m max)

UPVc double glazed window to the front, laminate flooring, radiator, coving and door through to the kitchen.

Kitchen - 8' 1" x 17' 1" (2.46m x 5.21m)

UPVc double glazed window to the rear, UPVc 1/2 glazed door to the rear. Tiled flooring. Range of matching wall and base units with worktops over. Stainless steel sink with mixer taps, Range cooker with gas hobs, tiled splashbacks and matching cooker hood. Under counter space for additional appliance. Door to under stairs storage cupboard. Space for dining table.



Landing

Bedroom One - 14' 1" max x 9' 1" max (4.29m max x 2.77m max)

UPVc double glazed window to the front with vertical blinds, fitted carpet, radiator and built in wardrobe.

Bedroom Two - 10' 1" x 8' min (3.07m x 2.44m min)

UPVc double glazed window to the rear with vertical blind, fitted carpet and radiator. Wall mounted combi boiler.

Bathroom

UPVc double glazed window to the rear fitted with obscured glazing, Tiled walls, walk in shower enclosure with tray, wall mounted shower and glass screen, wash hand basin with mixer tap and below vanity storage, WC and radiator.

Attic - 7' 1" max x 17' 1" (2.16m max x 5.21m)

Skylight and fitted carpet

Front Garden

Situated on a corner plot with a generous front garden laid mainly to lawn with a small patio area.

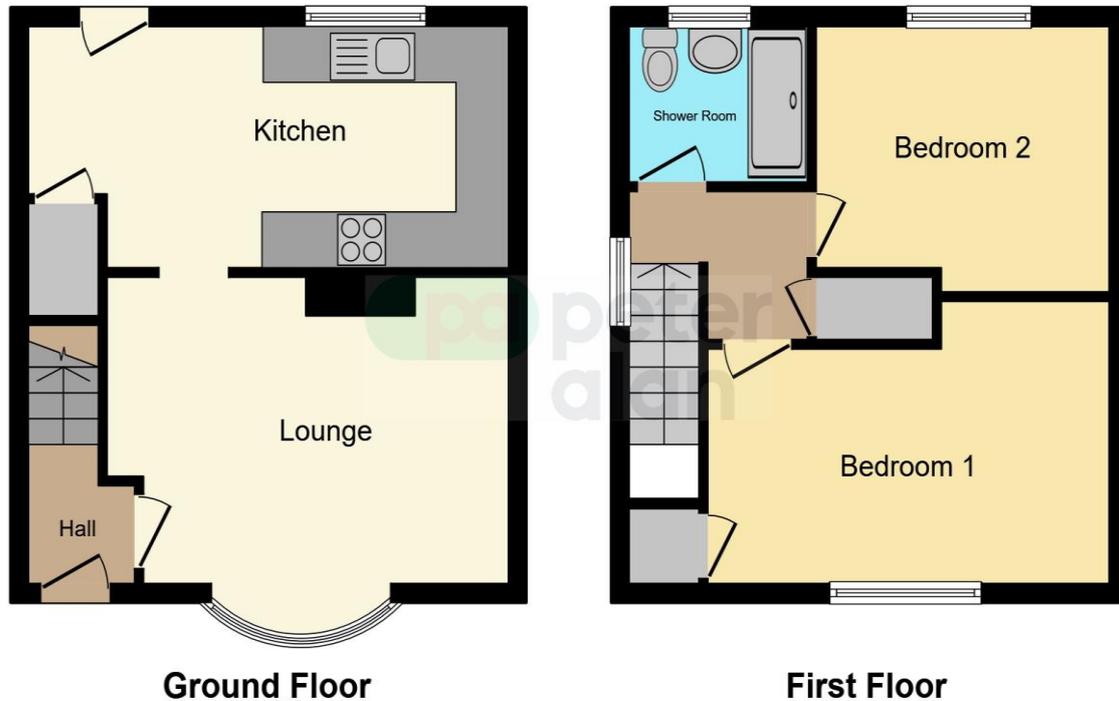
Rear Garden

To the rear there is a low maintenance garden laid to paving, brick built shed to the rear, with additional storage to the side of the kitchen. Gated side access providing access to the parking bay.

Additional Information

Please note this property is a Wimpey no fines construction and therefore of non-standard construction.

Floorplan



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