



1 Grove Place, 160 Clydach Road, Morriston, Swansea, SA6 6QB

£159,000

Video tour available

This converted chapel a charming three-bedroom semi-detached property is now available for sale with no onward chain in the sought-after Morriston area. Boasting a prime location it provides easy access to a variety of local schools, shops, amenities and excellent transportation links connecting Morriston Town, Swansea City Centre, Morfa Retail Parc and the M4.

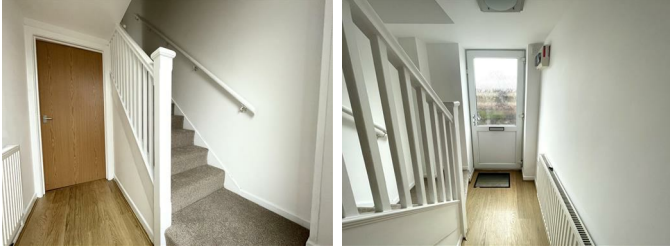
The property features a well-thought-out layout on the ground floor a porch leading to an inviting living/dining room seamlessly connected to an open-plan kitchen. The first floor offers three bedrooms among which the primary bedroom enjoys the convenience of an En-suite shower room. Additionally a shared bathroom serves the remaining bedrooms.

Externally the property presents a front gravelled stone area that accommodates parking enhancing its practicality. This distinctive chapel conversion offers not only a unique living space but also a convenient and well-connected lifestyle within Morriston.

The Accommodation Comprises

Ground Floor

Porch



Entered via front door, staircase leading to the first floor, laminate flooring, radiator.

Lounge/Dining Room 31'8" x 16'1" (9.66m x 4.89m)



Four windows to side, open plan to kitchen, laminate flooring, two radiators.

Kitchen Area 15'4" x 8'6" (4.68m x 2.58m)



Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit, plumbing for washing machine, space for fridge/freezer and cooker with extractor fan over, laminate flooring.

First Floor

Landing

Fitted carpet.

Bedroom 1 16'11" x 16'1" (5.15m x 4.90m)



Two skylights, fitted wardrobes, fitted carpet, radiator.

En-suite Shower Room



Fitted three piece suite comprising shower cubicle, wash hand basin and WC, heated towel rail, tiled flooring.

Bedroom 2 16'11" x 7'9" (5.15m x 2.37m)



Skylight, two windows to side, fitted carpet, radiator.

Bedroom 3 14'6" x 7'9" (4.41m x 2.37m)



Double glazed window to side, skylight, fitted carpet, radiator.

Bathroom



Fitted three piece suite comprising bath with shower over, wash hand basin and WC, skylight, heated towel rail, tiled flooring.

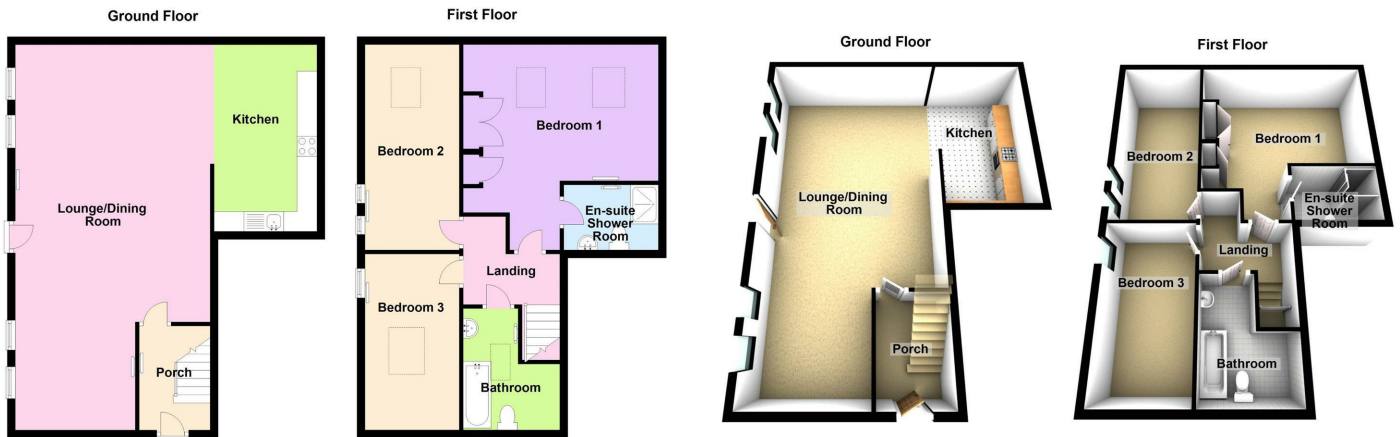
External

To the front of the property there a gravelled stone area with space for parking.

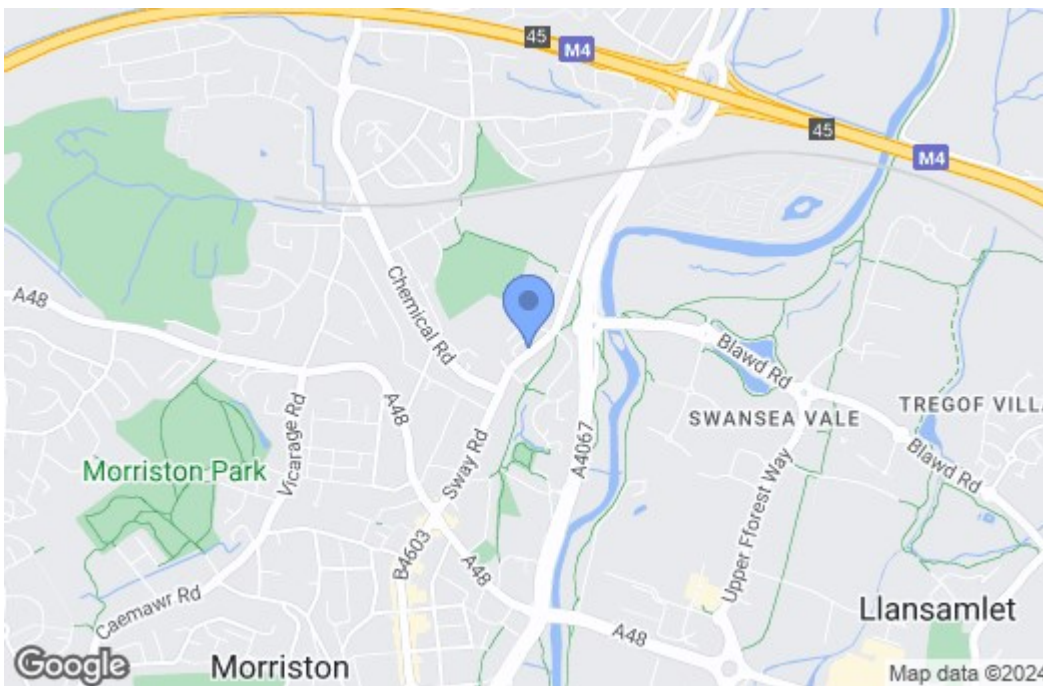
Freehold

To be confirmed

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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