



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

**Offers Over £135,000**

\*\*\*Video tour available\*\*\*

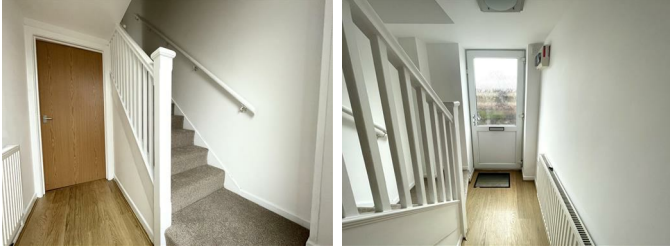
This converted chapel a charming three-bedroom end terrace property is now available for sale with no onward chain in the sought-after Morriston area. Boasting a prime location it provides easy access to a variety of local schools, shops, amenities and excellent transportation links connecting Morriston 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.

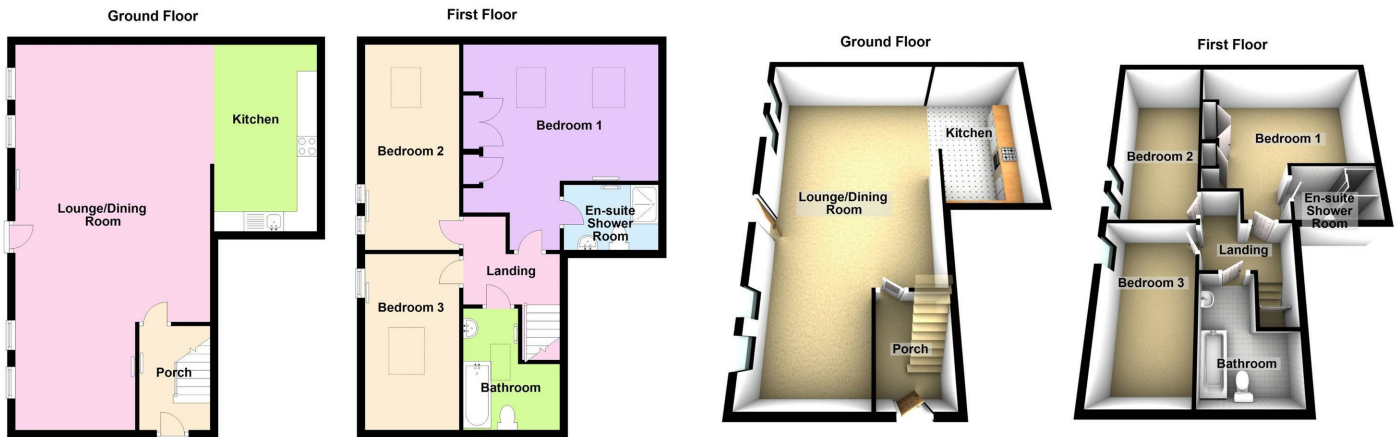
### External

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

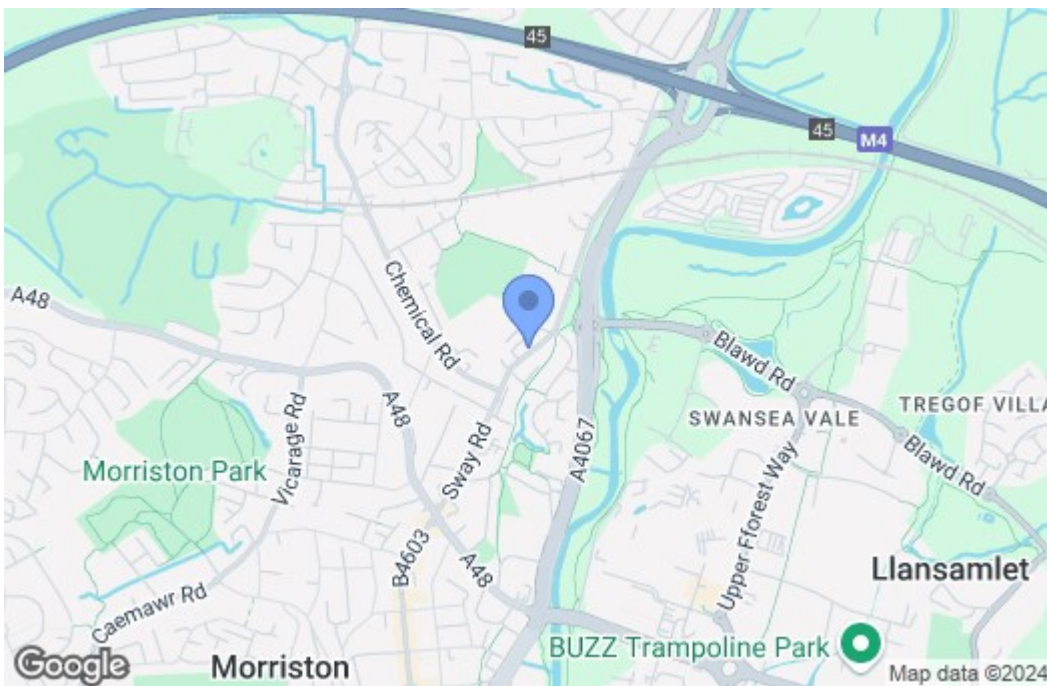
### Freehold

To be confirmed

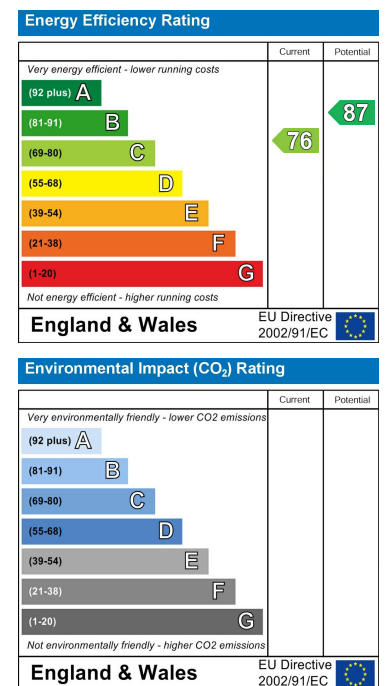
## Floor Plan



## Area Map



## Energy Efficiency Graph



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