



## 42 Morris Street, Morriston, Swansea, SA6 8DB

**£115,000**

Situated in the heart of Morriston, Swansea, this charming end terrace home on Morris Street is an ideal choice for first time buyers. Boasting two generously sized bedrooms, the property offers a practical and comfortable living space that's perfect for small families or individuals. Upon entering, you are greeted by a welcoming reception room, leading seamlessly to the kitchen and bathroom. Upstairs, the two bedrooms provide ample space for rest and relaxation.

Located within a vibrant community, this home is just a short distance from local amenities such as shops, schools, and parks. Additionally, it offers a short drive to Swansea City Centre and the M4, making it a fantastic choice for commuters. With its appealing layout, excellent location, and accessibility, this end-terrace home is a wonderful opportunity to step onto the property ladder and create a space to call your own.



## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

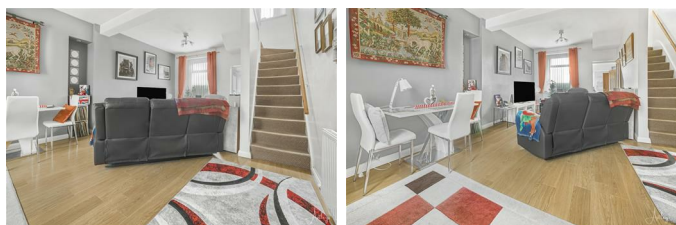
Entered via door to front.

#### Living Room 22'1" x 13'7" (6.73m x 4.13m)

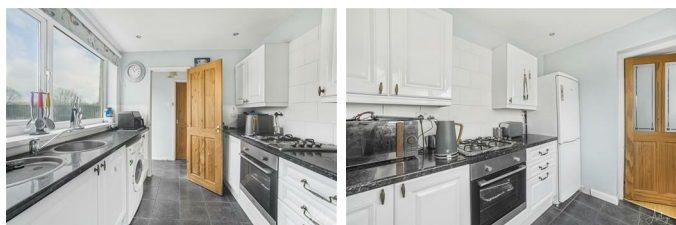


Double glazed window to front, double glazed window to rear, staircase leading to first floor, two radiators.

#### Another Aspect Of The Living Room



#### Kitchen 8'9" x 8'1" (2.66m x 2.46m)



Fitted with a matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer and dishwasher, built-in electric oven, four ring gas hob, double glazed window to side, radiator.

#### Hall

Radiator.

#### Bathroom



Fitted with three piece suite comprising a bath, wash hand basin and WC, tiling, frosted double glazed window to rear, radiator.

### First Floor

#### Landing

Double glazed window to rear, access to loft

#### Bedroom 1 10'3" x 13'5" (3.13m x 4.10m)



Two double glazed windows to front, storage cupboard, radiator.

### Bedroom 2 11'3" x 8'0" (3.42m x 2.43m)



Double glazed window to rear, radiator.

### External



To the side of the property, a gated entrance opens to a courtyard, leading to the rear of the property where a further small courtyard is situated. The rear courtyard features astro turf, adding a low-maintenance touch to the outdoor space.

### Aerial



### Agents Note

Tenure - Freehold

Council Tax Band - B

Services - Mains electric, Mains sewerage, Mains gas, Mains water/Water meter

Mobile - O2, EE, Three, Vodafone

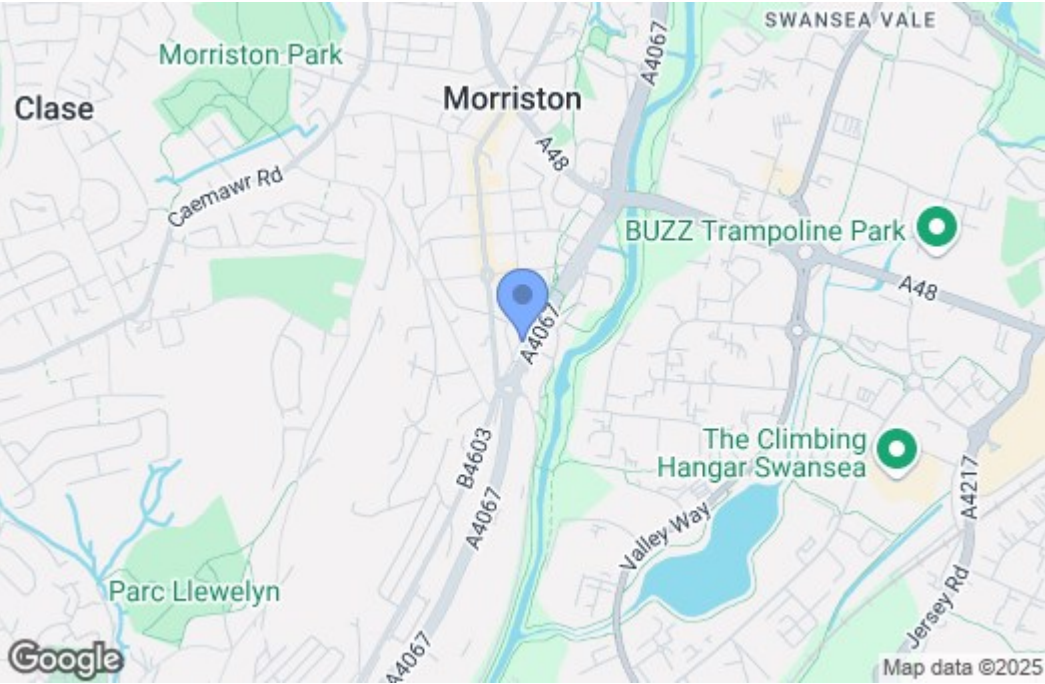
Broadband - Standard 16 mbps, Superfast 57 mbps, Ultrafast 1000 mbps

Satellite / Cable TV Availability - BT, Sky, Virgin

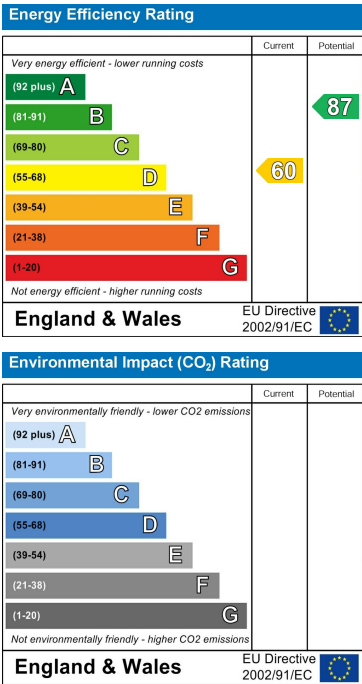
Floor Plan



Area Map



Energy Efficiency Graph



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