

## 43 Penrhiw Road, Morriston, Swansea, SA6 6BR

**£105,000**

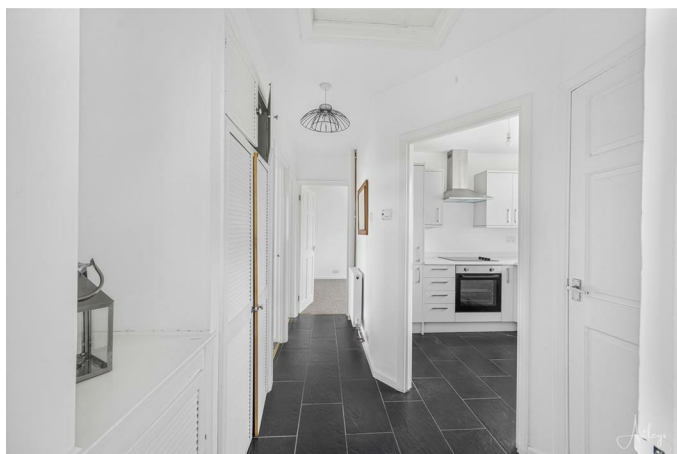
Offered for sale with no onward chain, this two bedroom maisonette presents an excellent opportunity for both first time buyers and investors. Upon entering, a hallway leads to a staircase that takes you to the main accommodation. The layout includes a hallway a lounge, two well proportioned bedrooms, and a bathroom. The property further benefits from a designated parking space for added convenience, along with a garden, offering outdoor space to relax or entertain. Situated in a prime location, the maisonette provides easy access to the M4 motorway for seamless travel to nearby cities. Additionally, excellent local transport links, including a nearby bus route, to make it easy to reach key destinations such as the DVLA and Morriston Town, known for its wide range of shops and amenities. This property is not only a comfortable place to call home but also a highly attractive buy-to-let investment. Its modern features, convenient location and potential rental yield make it a smart choice for first time buyers or investors looking to grow their portfolio.

## The Accommodation Comprises

### Entrance Hall

Entered via double glazed door to front, double glazed windows to front and side, staircase leading to the accommodation.

### Hall



Storage cupboard, radiator, cupboard housing the boiler.

### Lounge 11'11" x 13'0" (3.64m x 3.95m)



Double glazed window to front, radiator

### Kitchen 8'2" x 7'11" (2.49m x 2.41m)



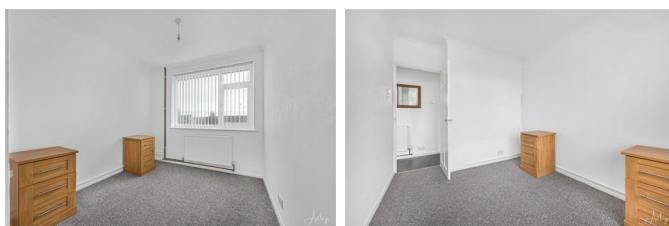
Fitted with a range of wall and base units with worktop space over, stainless steel sink unit, built-in fridge/freezer and washing machine, built-in electric oven and four ring electric hob with extractor hood over, radiator, tiled flooring, double glazed window to rear

### Bedroom 1 11'4" x 10'6" (3.46m x 3.20m)



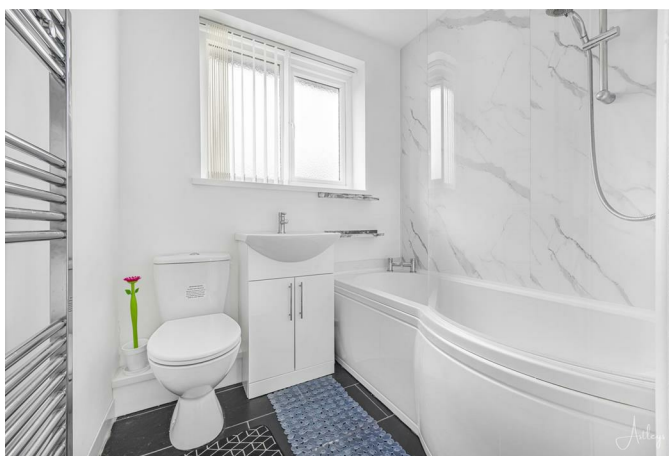
Double glazed window to rear, radiator

### Bedroom 2 10'6" x 8'5" (3.21m x 2.57m)



Double glazed window to front, radiator.

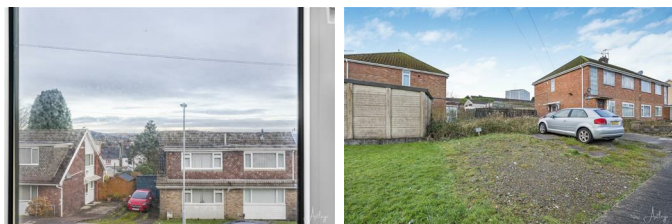
### Bathroom



Three piece suite comprising bath with shower over, wash hand basin and WC. Tiled flooring, Frosted double glazed window to rear



## External



There is a parking space with the property to the left.  
There is a garden

## Rear Garden



## Ariel Views



## Agents Note

Tenure - Leasehold 112 years remaining

Ground rent- £100 Per year

Mobile coverage - EE Vodafone Three O2

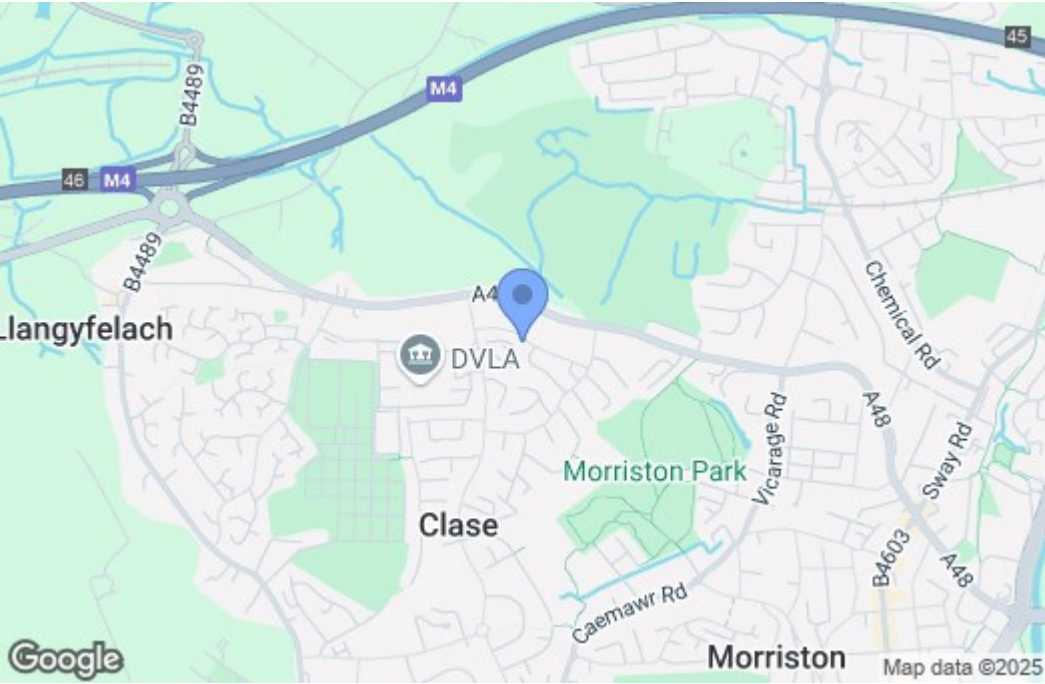
Broadband - Basic 15 Mbps Superfast 75 Mbps Ultrafast  
1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

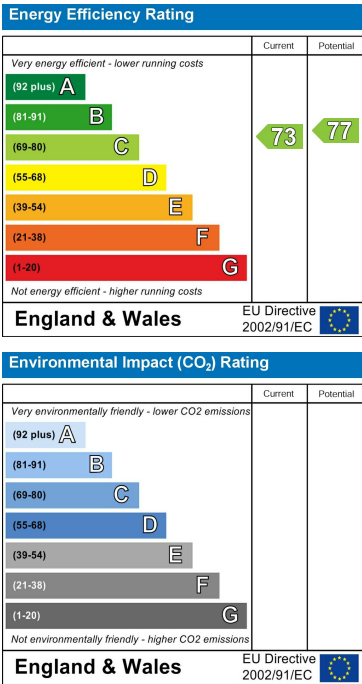
Floor Plan



Area Map



Energy Efficiency Graph



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