



36 Bush Road, Morriston, Swansea, SA6 8EQ

£150,000

This delightful two bedroom terraced house presents an excellent opportunity for first-time buyers. With its convenient location, residents will enjoy easy access to the M4 motorway, the City Centre, the DVLA and Morriston Hospital, making it an ideal choice for those seeking both comfort and connectivity. Upon entering the property, you are welcomed by a practical entrance porch that leads into a spacious lounge and dining room with a door leading into the kitchen, which features a door leading to the rear garden. The first floor comprises two inviting bedrooms and a bathroom. Additionally, there is a versatile home office, ideal for those who work from home or require extra space for hobbies. Externally, the property boasts a gated driveway at the front, providing secure off-road parking. The rear garden is enclosed and designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep. This property is not only a wonderful home but also a smart investment in a thriving area.

The Accommodation Comprises

Ground Floor

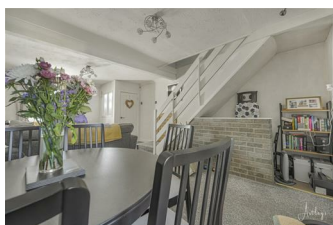
Porch

Entered via door to front, door leading into the lounge/dining room.

Lounge/Dining Room 21'6" x 13'3" (6.56m x 4.05m)



The spacious lounge/dining room benefits from double glazed windows to both the front and rear, allowing plenty of natural light to fill the space throughout the day. A staircase leads to the first floor, fitted carpet and a radiator.



Kitchen 12'0" x 8'0" (3.65m x 2.43m)



Fitted with a range of wall and base units with worktop space over, stainless steel sink unit with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and cooker, tiled flooring, wall mounted boiler, double glazed window to rear, double glazed door to side leading to the garden.

First Floor

Landing

Access to loft.

Bedroom 1 10'5" x 13'6" (3.18m x 4.11m)



Double glazed window to front, radiator.

Bedroom 2 10'9" x 7'11" (3.28m x 2.42m)



Double glazed window to rear, radiator.

Office 6'10" x 4'10" (2.09m x 1.47m)

Double glazed window to side, radiator.

Bathroom



Three piece suite comprising bath with shower over, wash hand basin and WC, half tiled walls, radiator, frosted double glazed window to rear.

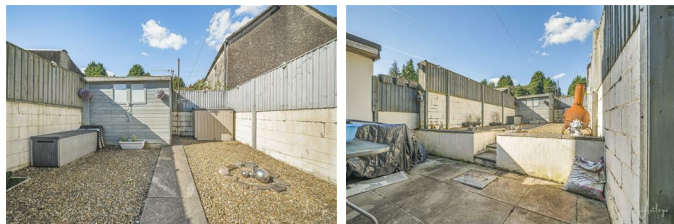
External



To the front of the property, there is a gated driveway providing convenient off-road parking.

The rear garden is fully enclosed and designed for low maintenance, featuring a paved patio area ideal for outdoor seating or entertaining. Steps lead up to a gravelled section, adding character and making the space easy to manage while still offering potential for planting or decorative touches.

Rear Garden



Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - B

Services - Mains electric. Mains sewerage. Mains Gas.
Water Meter.

Mobile coverage - EE Vodafone Three O2

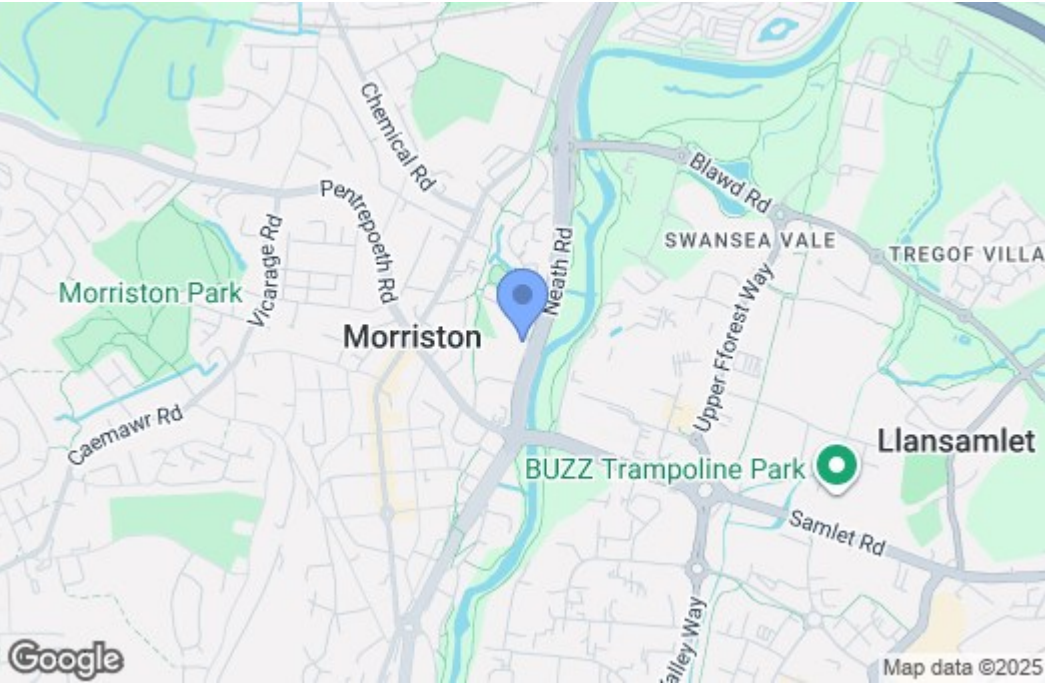
Broadband - Basic 16 Mbps Superfast 49 Mbps Ultrafast
10000 Mbps

Satellite / Fibre TV Availability -BT Sky Virgin

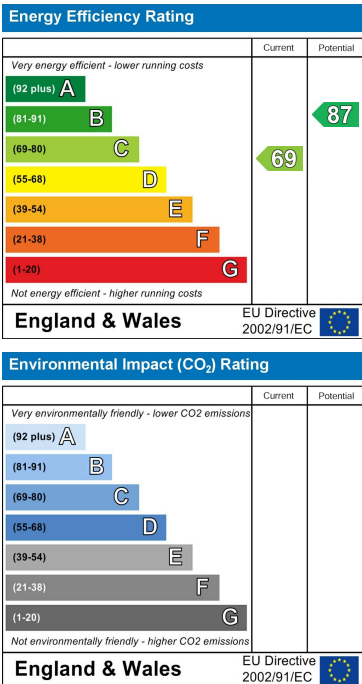
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.