

Payton  
Jewell  
Caines



Cwrt Merlyn, Morrison, Swansea, City And  
County of Swansea. SA6 6TQ

£140,000

**PJC** PAYTON  
JEWELL  
CAINES

# Cwrt Merlyn, Morriston, Swansea, City And County of Swansea. SA6 6TQ

We are pleased to present to the market this two double bedroom MODERN BUILD mid terraced house located in a desirable area of Morriston. Offered with NO ONGOING CHAIN, this property would be ideal for any FIRST TIME BUYERS or WORKING PROFESSIONALS.

## £140,000 - Freehold

- Two double bedroom mid terraced house
- Front and rear gardens
- Close to Morriston hospital
- Dedicated parking space
- NO ONGOING CHAIN
- Council tax B/EPC D



## DESCRIPTION

We are pleased to present to the market this two double bedroom MODERN BUILD mid terraced house located in a desirable area of Morrision. Located close to local shops, Morrision Comprehensive School, local amenities and with good transport links to Swansea city centre. Also within walking distance to Morrision hospital. Offered with NO ONGOING CHAIN, this property would be ideal for any FIRST TIME BUYERS or WORKING PROFESSIONALS. Early viewing is highly recommended to full appreciate the desirable location of this modern home.

The property briefly consists of lounge, kitchen/diner, two double bedrooms and bathroom. Externally there are both front and rear gardens with a storage shed and dedicated parking space.

## ENTRANCE

Access via half double glazed PVCu front door into porch. Artex ceiling with coving. Emulsioned walls with dado rail. Skirting board. Wood effect laminate floor. Built in storage cupboard. Door leading into:

## RECEPTION (15' 10" x 11' 7") or (4.82m x 3.54m)

Artex ceiling with coving and spotlight fitting. Emulsioned walls with dado rail. Skirting board. Wood effect laminate flooring. Radiator. Hearth with wooden mantle and inset electric fire. Stairs to first floor accommodation. Understair storage cupboard. Front facing PVCu double glazed window with fitted vertical blind. Door leading into:

## KITCHEN/DINER (11' 9" x 8' 11") or (3.58m x 2.71m)

Stippled ceiling with pendant light fitting. Emulsioned walls. Skirting board. Wood effect laminate floor. Radiator. Kitchen is fitted with a range of wood effect melamine floor and wall cupboards with laminate worktops. Stainless steel sink and drainer with chrome hot and cold mixer tap. Built in stainless steel four ring gas hob with built in electric oven below and overhead stainless steel extractor hood. Undercounter space for washing machine, tumble dryer and space for an upright fridge/freezer. Wall mounted gas fired combination boiler. Rear facing PVCu double glazed window with fitted Venetian blind. PVCu half double glazed door leading to the rear garden.

## LANDING

Stippled ceiling with spotlight fitting. Emulsioned walls. Skirting board. Fitted carpet. Doors leading off.

## BEDROOM 1 (11' 9" x 8' 9") or (3.57m x 2.67m)

Stippled ceiling with pendant light fitting. Wallpapered walls. Skirting board. Fitted carpet. Radiator. Rear facing PVCu double glazed window.

## BEDROOM 2 (11' 8" x 7' 6") or (3.55m x 2.28m)

Stippled ceiling with track spotlight fitting and coving. Emulsioned walls. Skirting board. Fitted carpet. Radiator. Front facing PVCu double glazed window.



## **BATHROOM (8' 8" x 4' 6") or (2.63m x 1.38m)**

Stippled ceiling with flush light fitting. Two emulsioned walls and two with floor to ceiling wall tiles. Ceramic floor tiles. Radiator. Room is fitted with a three piece white suite comprising WC, pedestal wash hand basin with chrome hot and cold taps, bathtub with chrome hot and cold taps and wall mounted shower with glass shower screen. Built in storage cupboard.

## **OUTSIDE**


Front garden is open plan laid with stone pavers. Dedicated car parking space.

Rear garden is bounded on three sides by block wall and wooden fence. Laid to lawn with wooden storage shed and stone paved sun terrace.

## **NOTES**

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds

# Floorplan & EPC

| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92+) <b>A</b>                              |                            |   |
| (81-91) <b>B</b>                            |                            | 90  |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            | 62                         |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England, Scotland &amp; Wales</b>        | EU Directive<br>2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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