



Parc Avenue, £120,000

- Two generous-sized bedrooms
- Modern fitted kitchen
- Enclosed rear garden
- Modern décor throughout
- Close to M4 Corridor
- Close to DVLA and Morriston Hospital
- EPC Rating: C



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About the property

Situated in the highly desirable location of Morriston, this beautifully presented two-bedroom mid-terrace property offers modern living throughout and is an excellent opportunity for first-time buyers, downsizers, or investors alike.

The accommodation briefly comprises a bright and generously sized reception room, providing the perfect space for relaxing or entertaining. To the rear, the property boasts a stylish, modern fitted kitchen with ample storage and workspace.

Upstairs, there are two generous double bedrooms, both offering comfortable and versatile living space. The contemporary family bathroom has been finished to a high standard, complementing the modern feel found throughout the home. Externally, the property benefits from a fully enclosed rear garden, ideal for outdoor dining, entertaining, or enjoying a low-maintenance outdoor space.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks



Accommodation

Hallway

Reception Room

11' 7" x 10' 8" (3.53m x 3.25m)

Kitchen/Dining Room

13' 5" x 8' 8" (4.09m x 2.64m)

Rear Enclosed Garden

Bedroom One

11' 9" x 10' 11" (3.58m x 3.33m)

Bedroom Two

9' 1" x 9' (2.77m x 2.74m)

Family Bathroom

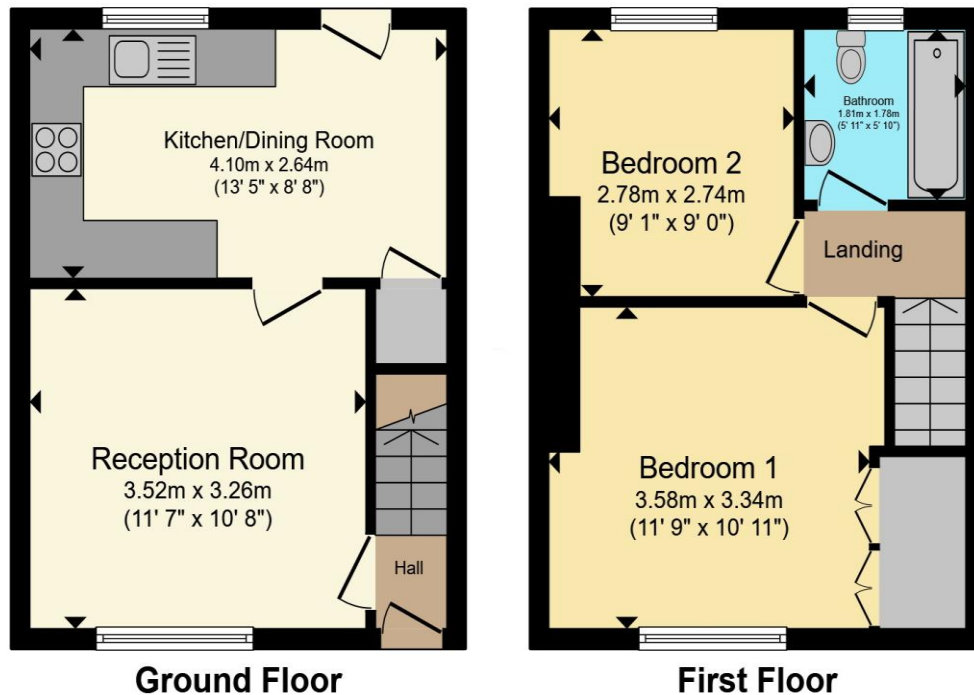
5' 11" x 5' 10" (1.80m x 1.78m)

Landing

01792 798201

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Floorplan



Total floor area 57.9 m² (623 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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