



20 Bath Villas, Morriston, Swansea, SA6 7AN

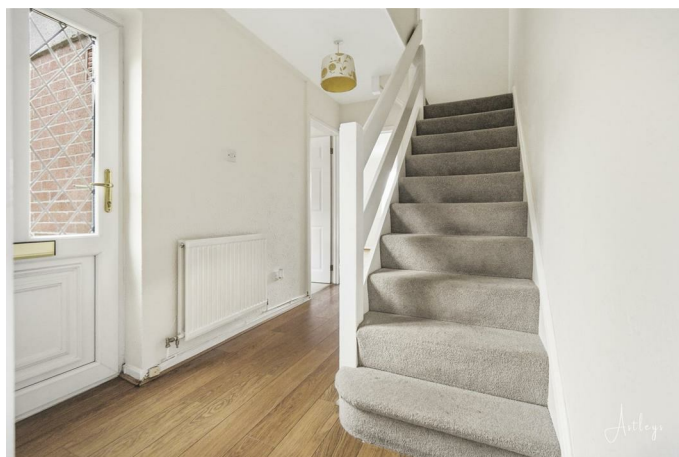
Offers Over £180,000

Set within a cul-de-sac location in Morriston, this three bedroom semi-detached house on Bath Villas is an excellent opportunity for first-time buyers and families especially as it is offered for sale with no chain. Upon entering, you are welcomed by the entrance hallway that leads to a fitted kitchen/breakfast room, perfect for casual dining and entertaining. Adjacent to the kitchen is a practical storage room which can be converted into a utility area, enhancing the functionality of the home. The inviting lounge at the rear of the property is a delightful space for relaxation, featuring patio doors that open directly onto the garden, allowing for a seamless flow between indoor and outdoor living. The first floor comprises three bedrooms along with a family bathroom. Externally, the property boasts a front garden with driveway parking for one vehicle, as well as access to a garage, ensuring convenience for your daily activities. Gated side access leads to the enclosed rear garden. This home is conveniently located within easy reach of Morriston Hospital and the DVLA, making it perfect for those who work in these areas. Additionally, excellent links to the M4 motorway ensure that commuting is a breeze, while the well-established residential neighbourhood offers a sense of community and comfort.

The Accommodation Comprises

Ground Floor

Hall



Entered via door to front, staircase to first floor with storage cupboard, laminate flooring, radiator.

Storage Room 6'1" x 6'11" (1.85m x 2.12m)



Offering excellent potential to be converted into a useful utility space or a shower room, featuring a double glazed window to the side aspect and a radiator. This versatile room provides additional storage or functional space, ideal for laundry appliances or household organisation.

Lounge 11'11" x 19'11" (3.64m x 6.06m)



The lounge is a bright and welcoming space featuring double glazed sliding doors providing direct access to the rear garden, along with an additional double glazed window overlooking the garden. A focal point of the room is the electric fire set within a decorative surround, complemented by laminate flooring and a radiator, creating a comfortable and practical living area.



Kitchen/Breakfast Room 7'10" x 12'8" (2.39m x 3.86m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink unit, tiled splashbacks, space for washing machine, built-in electric oven and a four ring electric hob with extractor hood over, radiator, cupboard housing the boiler, double glazed window to front.



First Floor

Landing

Storage cupboard.

Bedroom 1 10'11" x 10'7" (3.33m x 3.23m)



Double glazed window to rear, radiator.

Bedroom 2 10'11" x 8'11" (3.33m x 2.71m)



Double glazed window to rear, radiator.

Bedroom 3 9'0" x 7'4" (2.74m x 2.24m)



Double glazed window to front, radiator.

Bathroom



Three piece suite with comprising, bath with shower over, wash hand basin and WC. Tiled walls, heated towel rail, frosted double glazed window to front.

External



To the front of the property is a lawned garden and driveway leading to the garage with side access to the rear garden.

The rear garden is enclosed with a crazy paving patio and a lawned area.

Rear Garden



Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - C

Services - Mains electric. Mains sewerage. Main Gas.

Mains Meter

Parking - Driveway

Mobile coverage - EE Vodafone Three O2

Broadband - Basic -16 Mbps Superfast 75 Mbps

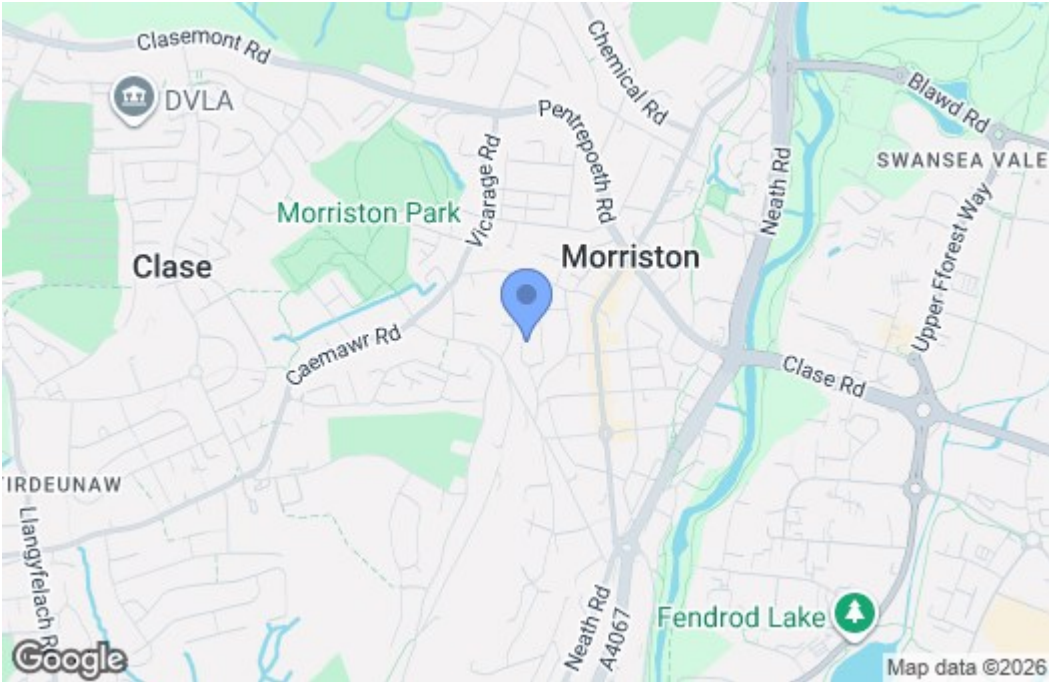
Ultrafast 10000 Mbps

Satellite / Fibre TV Availability -BT Sky Virgin

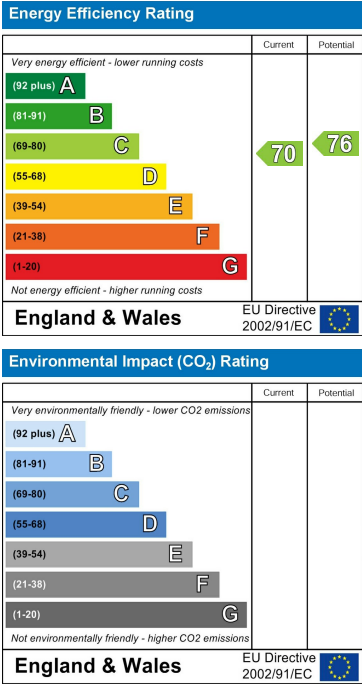
Floor Plan



Area Map



Energy Efficiency Graph



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