



## 49 Penrice Street, Morrison, Swansea, SA6 6HQ

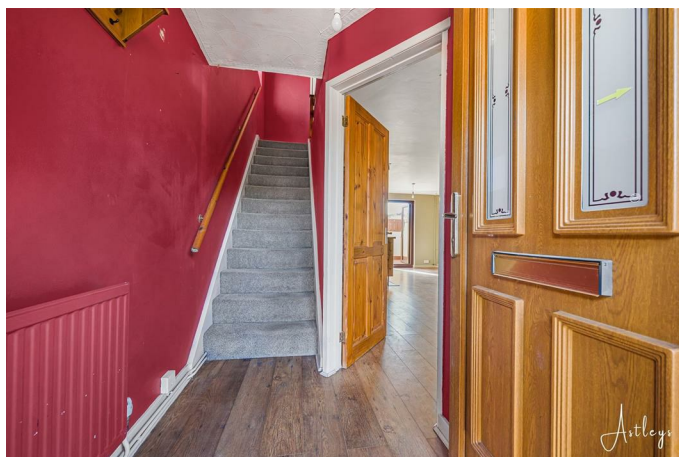
**£200,000**

A three-bedroom semi-detached home offering an excellent opportunity for first-time buyers, growing families, or investors alike. Available with no onward chain, the property provides a smooth and straightforward purchase process. Internally, the accommodation briefly comprises of an entrance hall, leading into a spacious open-plan lounge and dining area which flows seamlessly into the kitchen, creating an ideal space for modern living. Double doors open onto the rear garden, allowing plenty of natural light and easy access to outdoor space. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from a front garden and an enclosed rear garden, perfect for relaxing or outdoor dining. Ideally situated within the popular residential area of Morrison, the property is conveniently located close to Morrison Hospital, the DVLA, local schools, shops and amenities, while also offering excellent transport links with easy access to the M4 motorway and Swansea city centre.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall



Entrance door to front, staircase to first floor, door to lounge.

#### Lounge/Dining Room 24'5" x 13'1" (7.43m x 4.00m)



Double glazed bay window to front, laminate flooring, radiator, double glazed double doors to garden, open plan to the kitchen area.



#### Kitchen 8'2" x 7'5" (2.50m x 2.27m)



Fitted with a range of wall and base units with worktop space over, sink unit, tiled splashbacks, space for cooker, tiled flooring, understairs storage cupboard, double glazed window to rear, double glazed door to side porch.



#### **Porch**

Double glazed windows to side and rear, plumbing for washing machine, door to the garden.

#### **First Floor**

#### **Landing**

Double glazed window to side with stained glass, cupboard housing the boiler, access to loft.

#### **Bedroom 1 11'10" x 10'3" (3.60m x 3.13m)**



Double glazed window to rear, radiator.

#### **Bedroom 2 12'3" x 8'0" (3.74m x 2.44m)**



Double glazed window to front, laminate flooring, radiator.

#### **Bedroom 3 6'6" x 8'2" (1.99m x 2.48m)**



Double glazed window to front, laminate flooring, radiator.

## Bathroom



Three piece suite with comprising, bath with shower over, wash hand basin and WC. Radiator, Double glazed window to rear.

## External



To the front of the property there is off-road parking with access leading to the side and rear gardens.

The enclosed side and rear gardens feature a well maintained lawned area along with a decking patio, perfectly positioned off the patio doors, creating an ideal space for outdoor seating and entertaining.

## Rear Garden



## Agents Note

Tenure - Freehold

Council Tax Band - C

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

Parking - On Street

Mobile coverage - EE Vodafone Three O2

Broadband -Basic - 18 Mbps Superfast 80 Mbps

Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

## Aerial Images



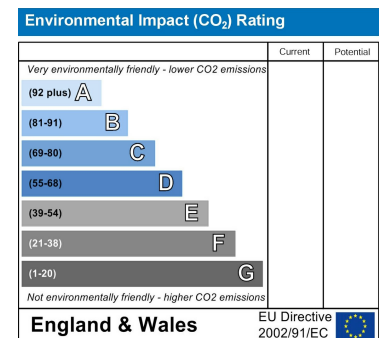
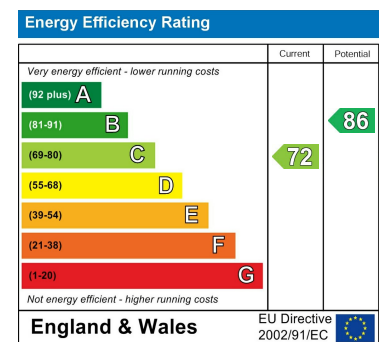
## Floor Plan



## Area Map



## Energy Efficiency Graph



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