



## Neath Road, £90,000

- Close to M4 Corridor
- Close to Morriston City Centre
- Close to Morfa Retail Park
- EPC Rating: D



2 1 1





## About the property

Offered with no-ongoing chain is this extended two bedroom mid terrace property situated within walking distance to Morriston town Centre shops, transport links and within easy access to the M4 corridor, Morriston hospital and local schools. The property is in need of modernising throughout but would make a wonderful family home with further potential to finish the partial attic conversion. Viewing is highly recommended. Please call Peter Alan Morriston to arrange on 01792 798201 or book 24/7 on our website.





## Accommodation

### **Porch**

12' 6" x 9' ( 3.81m x 2.74m )

5' 7" x 2' 6" ( 1.70m x 0.76m )

### **Lounge**

21' 6" x 15' 9" ( 6.55m x 4.80m )

### **Dining Room**

12' 7" x 8' 2" ( 3.84m x 2.49m )

### **Study**

10' 3" x 6' 3" ( 3.12m x 1.91m )

### **Kitchen**

8' 1" x 11' 3" ( 2.46m x 3.43m )

### **Landing**

10' 9" x 5' 5" ( 3.28m x 1.65m )

### **Bedroom One**

10' 5" x 15' 4" ( 3.17m x 4.67m )

### **Bedroom Two**

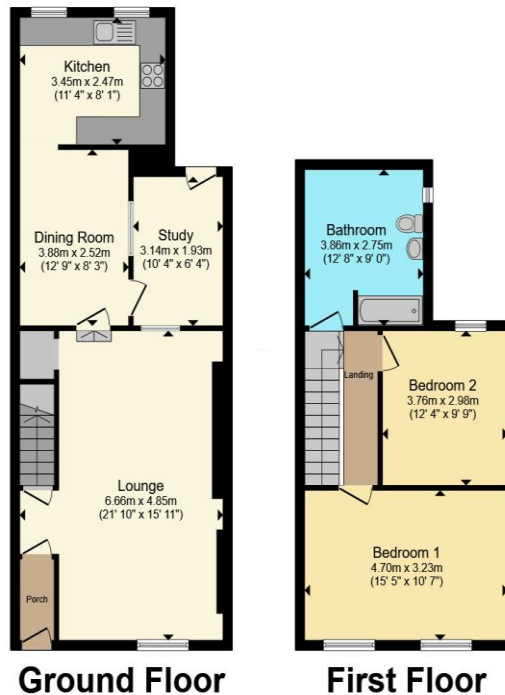
12' 3" x 9' 7" ( 3.73m x 2.92m )

### **Bathroom**

01792 798201

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## Floorplan



Total floor area 99.2 m<sup>2</sup> (1,068 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](http://www.propertybox.io)

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## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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