11 Clos Crucywel

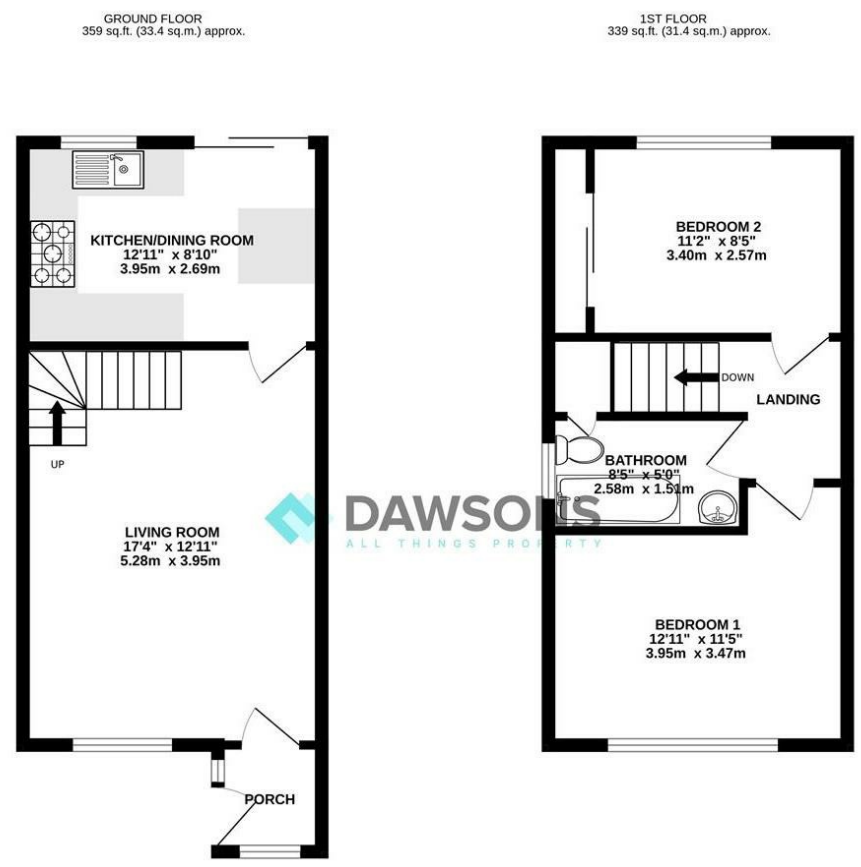
Parc Gwernfadog, Morriston, Swansea, SA6 6RD

Offers Over £180,000

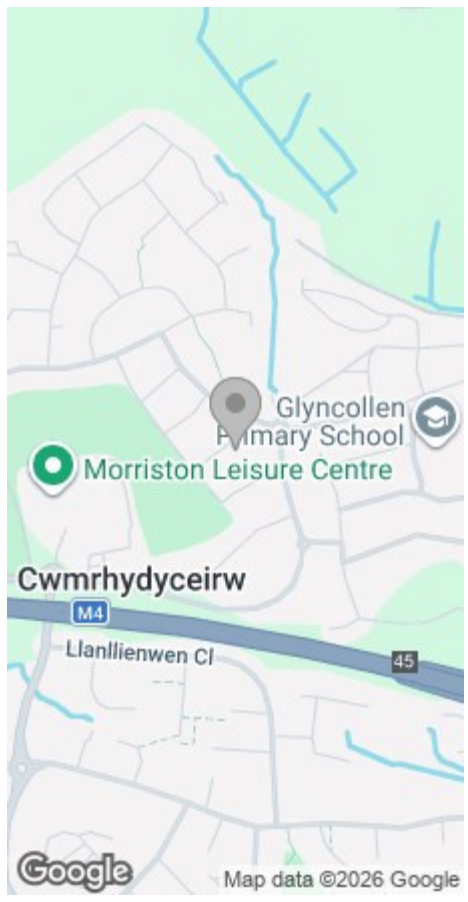
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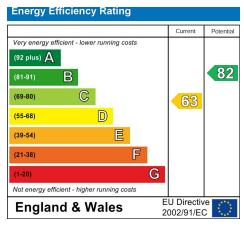
FLOOR PLAN



AREA MAP



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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GENERAL INFORMATION

Located in the charming area of Clos Crucywel, Cwmrhydyceirw, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples. The inviting reception room is well presented throughout, providing a warm and welcoming atmosphere. The stylish fitted kitchen and well-appointed bathroom ensure convenience and comfort for all residents.

One of the standout features of this home is the enclosed rear garden, perfect for enjoying outdoor activities or simply unwinding in a private space. Additionally, the property benefits from convenient driveway parking, ensuring that you have easy access to your vehicle.

Situated close to local amenities, this residence offers the perfect blend of tranquillity and accessibility. It is conveniently located near the DVLA and Morriston Hospital, making it an ideal choice for professionals working in these areas. Furthermore, excellent transport links to the M4 ensure that commuting to nearby cities is both straightforward and efficient.

With no chain involved, this property is ready for you to move in and make it your own.







FULL DESCRIPTION

Entrance

Porch

Living Room
17'4 x 12'11 (5.28m x 3.94m)

Kitchen/Dining Room
12'11 x 8'10 (3.94m x 2.69m)

First Floor

Landing













Bedroom One
12'11 x 11'5 (3.94m x 3.48m)

Bathroom
8'5 x 5'0 (2.57m x 1.52m)

Bedroom Two
11'2 x 8'5 (3.40m x 2.57m)

External

Parking
Driveway

Council Tax Band
C







EPC
D

Tenure
Freehold

Services
Mains electricity, gas, water (billed) and sewerage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.