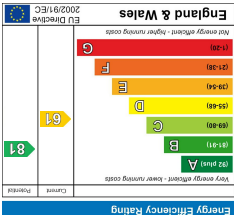
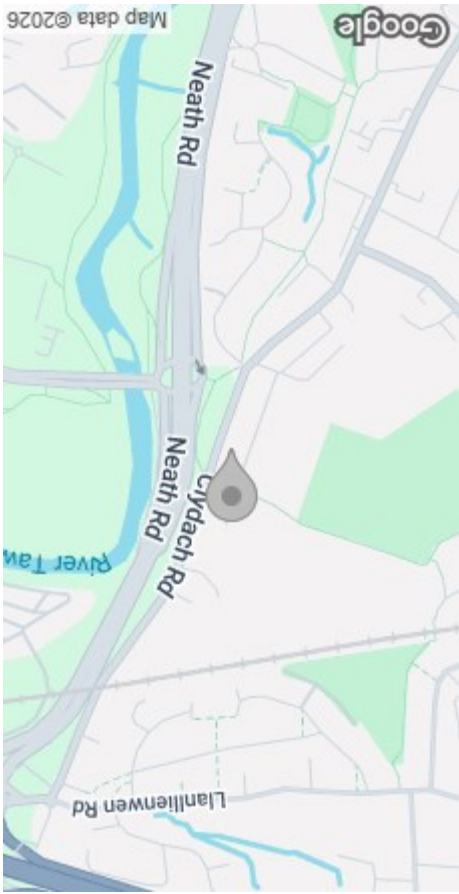


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



GROUND FLOOR
466 sq. ft. (43.4 sq. m.) approx.

FIRST FLOOR
466 sq. ft. (43.4 sq. m.) approx.

FLOOR PLAN



209 Clydach Road
Morriston, Swansea, SA6 6QH
Offers Over £130,000



GENERAL INFORMATION

Dawsons are delighted to offer for sale this two bedroom mid-terrace property situated in a convenient location in Morriston, offering spacious accommodation and excellent potential for modernisation.

We consider the property an ideal first time or investment purchase. The ground floor comprises a generous open-plan lounge/dining room leading through to the kitchen, while to the first floor are two bedrooms and a family shower room. There is also potential to create a third bedroom from the existing landing area, subject to any necessary consents.

Externally, the property benefits from an enclosed rear garden and off-road parking. The property is offered with no onward chain and enjoys good access to local schools and shops, Morriston Hospital and the M4 motorway.

An ideal opportunity for those looking for a property they can modernise and make their own.

FULL DESCRIPTION

GROUND FLOOR

PORCH

LOUNGE/DINER
20'8" x 13'9" (6.3 x 4.2)

KITCHEN
20'0" x 7'6" (6.1 x 2.3)

FIRST FLOOR

LANDING
11'5" x 10'5" (3.5 x 3.2)
This was originally bedroom 2 a wall could be re instated subject to any necessary consents.

BEDROOM 1
14'1" x 9'6" (4.3 x 2.9)



BEDROOM 2
8'9" x 7'6" (2.69 x 2.3)

SHOWER ROOM

EXTERNAL
Enclosed rear garden

PARKING
Off road parking to the rear

COUNCIL TAX BAND - B
B

TENURE - FREEHOLD

EPC - D

SERVICES
Mains electricity, gas, water 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.

