

www.freshpropertyhub.co.uk

FRESH

Estate & Letting Agents



24 Morfydd Street,, Morriston, Swansea., SA6 8BN

Asking Price: £150,000

- An Extended Mid Terrace Property
- Fantastic First Time Purchase Family Home Or Investment Opportunity
- Ideally Situated To All Local Shops And Amenities
- Permit Parking To The Front
- Three Double Bedrooms
- Ground Floor Bathroom
- Being Sold With No Forward Chain



Tel 01792 464757

Email sales@freshsales.co.uk

Entrance Porch

Entered via double glazed front door to a small porch with part tiled walls, marble effect ceramic tile flooring, coving, wall mounted meter box and half glazed inner door to:-

Lounge/Dining Room

6.62m x 4.44m (21' 9" x 14' 7")

A generously proportioned and naturally light family room, offering a bright and welcoming open-plan feel. The staircase rises to the first floor, adding to the sense of space and flow.

The room features an attractive pebble-effect electric fire with chrome surround, set within a traditional wooden mantle with marble hearth and matching back panel, creating an appealing focal point. A purpose-built stone corner TV feature provides a stylish and practical entertainment area.

A double-glazed window to the front aspect allows plenty of natural light to flood the room, while a glazed door provides direct access through to the kitchen, creating an excellent sense of connectivity and making the space ideal for both everyday family living and entertaining.

Kitchen

3.38m x 2.43m (11' 1" x 8' 0")

A well-appointed and modern fitted kitchen, offering an excellent selection of matching high-gloss cream base and wall units with contemporary chrome handles, providing ample storage and drawer space. Complementary wood-effect roll-top work surfaces incorporate a practical preparation area and a one-and-a-half bowl sink unit with hot and cold mixer tap over.

The kitchen is equipped with an integrated fan-assisted electric oven with grill, four-ring ceramic hob and stainless-steel extractor canopy above. Further features include part-tiled walls, ceramic tiled flooring and a textured ceiling with coving.

A double-glazed window overlooks the rear aspect, providing natural light, with an opening leading to the adjoining area.

Bathroom

3.31m x 1.86m (10' 10" x 6' 1")

A three piece suite in white comprising panel bath with chrome shower attachment over and glazed side screen, low level WC, wash hand basin, ceramic tile flooring, fully tiled walls and small window to rear porch/utility room.

Rear Porch/Utility Room

1.60m x 1.13m (5' 3" x 3' 8")

A practical and versatile rear porch/utility room, ideal for everyday household use. The room features continued ceramic tiled flooring, fully tiled walls and plumbing for an automatic washing machine. There is also a wood-effect roll-top work surface providing a useful preparation and storage area. A polycarbonate strengthened roof, double-glazed side window and double-glazed door provide plenty of natural light, with the door giving direct access to the rear courtyard.

First Floor Landing

With built in airing cupboard housing boiler supplying domestic hot water and gas central heating and doors to:-

Bedroom One

4.48m x 3.21m (14' 8" x 10' 6")

With two double glazed windows to front aspect.

Bedroom Two

3.21m x 2.74m (10' 6" x 9' 0")

With double glazed window looking onto the rear garden.

Bedroom Three

3.44m x 2.50m (11' 3" x 8' 2")

With double glazed tilt and turn window to the rear aspect.

External

A well-maintained, level and enclosed rear court yard offering an attractive, low-maintenance outdoor space. The court yard features a generous block-paved patio area, ideal for seating and entertaining, together with a purpose-built block storage unit offering excellent versatility for storage, a home office or a range of other uses. The garden is enclosed by established fence and wall boundaries and benefits from an external garden tap.



Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

LEASEHOLD

This property has a long lease of a 1000 years from the 4th May 1884 and expires on the 29th September 2883 with approximately 858 years unexpired. This property will be sold as leasehold.

Important Fee Information

A Buyer's Premium of £180 (inc. VAT) and a Buyer's Deposit of £250 apply to this purchase.

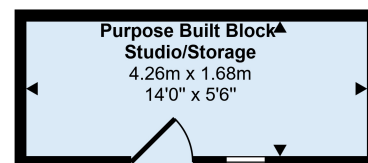
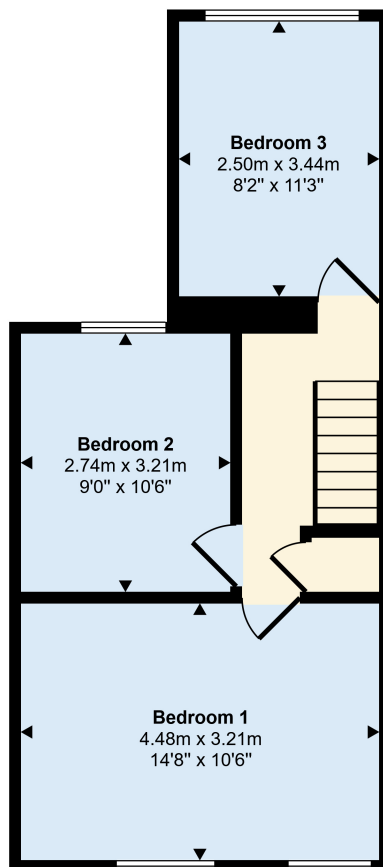
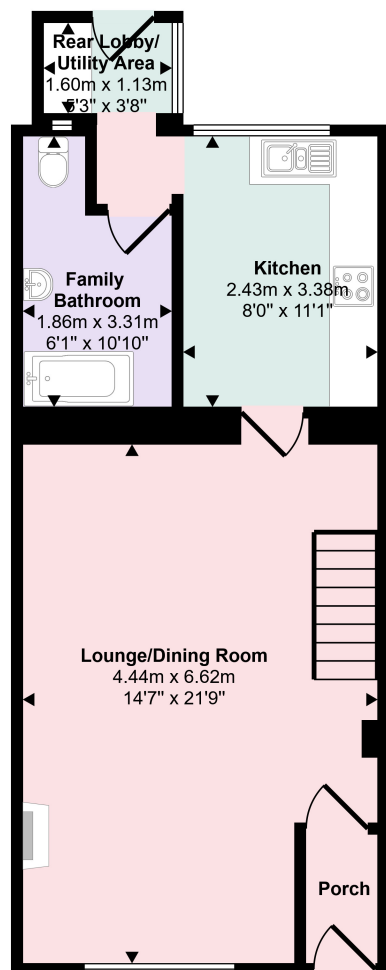
Total payable upfront: £430, plus £15 per purchaser for AML / identity checks. (Therefore, if we have two purchasers it will be £30)

The Buyer's Premium is non-refundable. The Buyer's Deposit is refundable only in certain circumstances (including completion, seller withdrawal, certain survey or legal issues, and certain failed mortgage applications).

Full terms are available from Fresh Estate & Letting Agents and should be reviewed before making an offer.



Approx Gross Internal Area
95 sq m / 1023 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		61	84
EU Directive 2002/91/EC			

