



**16 Lon Sawdde, Morriston, Swansea, SA6
7EN**

Asking Price: £89,000

- Two Bedroom Semi Detached House
- Popular And Sought After Residential Area
- Property Is Being Sold With Sitting Tenant
- Of Interest To Cash And Investor Buyers Only
- Quiet Cul-de-Sac Location
- In Need Of Further Upgrading And Modernisation Throughout

Entrance Hallway

Entered via double glazed front door to hallway with staircase giving access to the first floor and door to:-

Lounge

4.505m x 3.298m (14' 9" x 10' 10")

With fitted gas fire, textured ceiling, window to front aspect and door to:-

Kitchen

4.214m x 2.891m (13' 10" x 9' 6")

With a selection of base units, built in under stairs storage cupboard, plumbing for automatic washing machine, space for fridge freezer and double glazed window to rear aspect.

First Floor Landing

With window to side aspect, built in airing cupboard space, attic hatch and doors to:-

Bedroom One

4.566m x 2.835m (15' 0" x 9' 4")

With window to front aspect.

Bedroom Two

3.692m x 2.621m (12' 1" x 8' 7")

With window looking onto rear garden.

Bathroom

2.303m x 1.656m (7' 7" x 5' 5")

A three piece suite comprising panel bath with electric shower over, wash hand basin, low level W.C, part tiled walls and frosted window to rear aspect.

External

Small steps to the front with garden laid to lawn. Pathway to the side then extends with gate then giving access to a small and enclosed rear garden.

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.

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.

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.

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We deliver on Service ...

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	41	67		
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				
EU Directive 2002/91/EC				

