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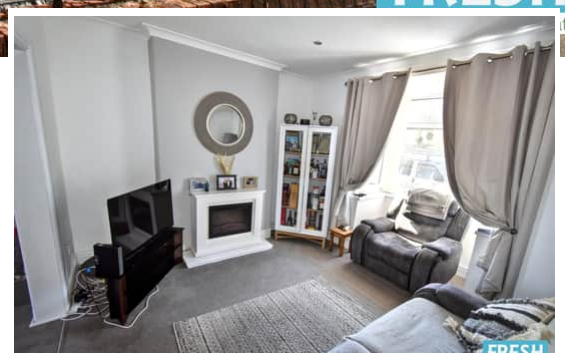
Estate & Letting Agents



**21 Strawberry Place,, Morryston, Swansea,
SA6 7AG**

Asking Price: £189,950

- Extended And Deceptively Spacious 3 Storey Mid Terrace Property
- Fantastic Family Home Or First Time Purchase
- Rear Access With Detached Garage
- Sought After Location In The Heart Of Morryston
- Potential To Develop Further STPC



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Entrance Hallway

4.22m x 0.89m (13' 10" x 2' 11")

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

Lounge

3.98m x 3.51m (13' 1" x 11' 6")

A generously proportioned, light and airy reception room featuring a charming inset log-effect electric fire with an attractive surround, creating a warm and inviting focal point. The room is enhanced by a papered ceiling with decorative coving, while a large double-glazed bay window to the front aspect floods the space with natural light, making it an ideal setting for both relaxing and entertaining and opening to:-

Dining Room

3.55m x 3.54m (11' 8" x 11' 7")

A good size room with space for table and chairs, laminate flooring, double glazed french doors to small steps that led to the rear garden and glazed door to:-

Kitchen

2.98m x 2.59m (9' 9" x 8' 6")

A well-appointed, fully fitted kitchen offering an excellent range of matching wall and base units in white with complementary drawer storage, all finished with contemporary chrome handles. Colour-coordinated roll-edge work surfaces provide ample preparation space and incorporate a single drainer sink unit with a mixer tap. There is space for a freestanding cooker, while attractive white brick-effect part-tiled walls, inset spotlights, and practical tile-effect cushioned flooring complete the room. An understairs recess provides useful space for a fridge/freezer. Natural light is provided by a picture window overlooking the rear garden, a further double-glazed side window, and a double-glazed door giving direct access to the side and rear gardens, creating a bright and practical family kitchen.

First Floor Landing

4.36m x 1.97m (14' 4" x 6' 6")

With doors to:-

Master Bedroom

3.56m x 2.76m (11' 8" x 9' 1")

With double glazed window to front aspect.

Bedroom Two

3.60m x 2.95m (11' 10" x 9' 8")

With laminate flooring, inset spot lighting and double glazed window to rear aspect.

Bedroom Three

3.39m x 2.00m (11' 1" x 6' 7")

With attic hatch, inset spot lighting and double glazed window to front aspect.

Family Bathroom

3.37m x 2.62m (11' 1" x 8' 7")

Beautifully appointed with a contemporary four-piece suite in white, comprising a panelled bath, a walk-in shower with glazed enclosure and chrome shower fittings, a pedestal wash hand basin, and a low-level WC. The room is further enhanced by a heated towel rail, inset spot lighting, and an extractor fan, while a double-glazed frosted window to the rear aspect provides natural light and privacy, creating a bright and stylish bathroom space.

Lower Ground Floor

Accessed from steps either from the dining room or from the kitchen.

Utility Room

3.08m x 2.63m (10' 1" x 8' 8")

A particularly useful addition to the property, the basement utility room is conveniently accessed from the rear and provides excellent ancillary space for day-to-day household needs. Fitted with plumbing for an automatic washing machine, it also houses the wall-mounted boiler, which supplies the domestic hot water and gas central heating system. The room offers practical storage and laundry facilities and opens through to:



Storage Room

4.35m x 2.97m (14' 3" x 9' 9")

Accessed directly from the utility area, this generous open-plan basement space offers exceptional versatility and exciting potential. Ideal for those seeking additional accommodation, the room could be developed further (subject to obtaining the necessary planning permissions and building regulation approvals) to suit a variety of needs, such as a home office, study, gym, hobbies room, additional reception room, or even further living accommodation. Alternatively, it provides an excellent amount of valuable storage space, making it a fantastic asset for growing families or those looking for flexible living options.

External

The property enjoys a generously sized, level, low-maintenance rear garden, fully enclosed by fenced boundaries to provide a good degree of privacy. Designed with ease of upkeep in mind, the garden features a paved patio seating area complemented by attractive Cotswold stone chippings, offering ample space for outdoor dining, entertaining, or simply relaxing. A particular advantage is the detached single garage, accessed via a rear service lane, providing secure parking or additional storage.

Important Fee Information

A Buyer's Premium of £240 (inc. VAT) and a Buyer's Deposit of £300 apply to this purchase. Total payable upfront: £540, plus £15 per purchaser for AML / identity checks.

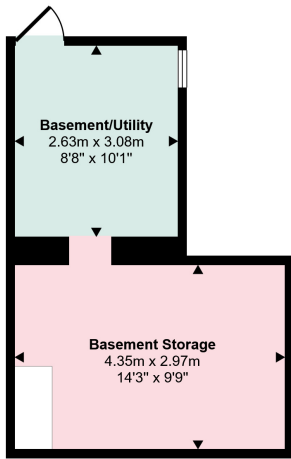
The Buyer's Premium is non-refundable. The Buyer's Deposit is refundable only in certain circumstances (including completion, seller withdrawal, certain survey or legal issues, and certain failed mortgage applications). Full terms are available from Fresh Estate & Letting Agents and should be reviewed before making an offer.

Disclaimer

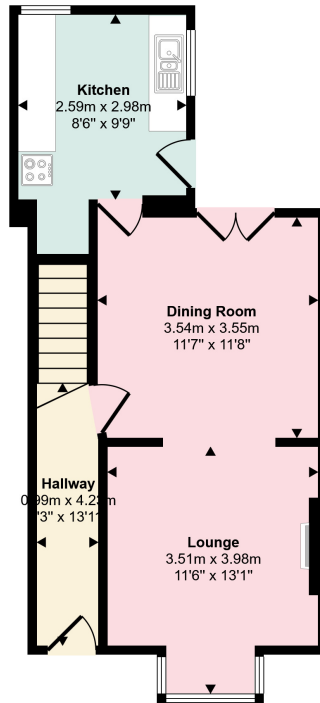
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation 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.



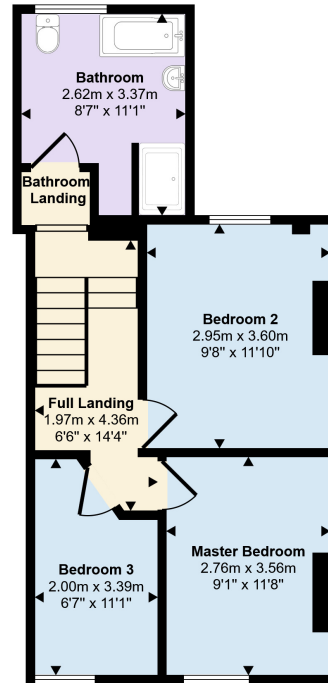
Approx Gross Internal Area
122 sq m / 1318 sq ft



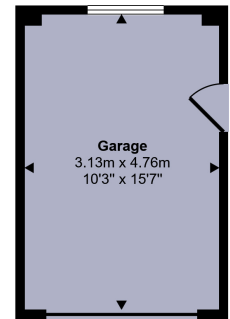
Basement
Approx 22 sq m / 239 sq ft



Ground Floor
Approx 41 sq m / 443 sq ft



First Floor
Approx 44 sq m / 476 sq ft



Garage
Approx 15 sq m / 161 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.

